DARWIN LEISURE DEVELOPMENT FUND

Report & Audited Consolidated Financial Statements

For the year ended 30 September 2020

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GENERAL INFORMATION

TRUSTEE:	Butterfield Bank (Guernsey) Limited PO Box 25 Regency Court Glategny Esplanade St Peter Port Guernsey GY1 3AP
ADMINISTRATOR, SECRETARY AND REGISTRAR	Vistra Fund Services (Guernsey) Limited PO Box 91 11 New Street St Peter Port Guernsey GY1 3EG
MANAGER	Darwin Alternative Investment Management (Guernsey) Limited 11 New Street St Peter Port Guernsey GY1 2PF
DIRECTORS OF THE MANAGER	Anthony Geoffrey David Esse Christopher James Affleck Penney Ian Michael Burns Martin Paul Tolcher Robin Haake Smith
INVESTMENT ADVISER	Darwin Alternative Investment Management Limited Empire House 175 Piccadilly London W1J 9EN
INDEPENDENT AUDITOR	Grant Thornton Limited PO Box 313 Lefebvre House Lefebvre Street St Peter Port Guernsey GY1 3TF

GENERAL INFORMATION (CONTINUED)

BUSINESS VALUERS	Smith and Williamson Ltd 25 Moorgate London EC2R 6AY
PROPERTY VALUERS	Jones Lang LaSalle LLP 30 Warwick Street London W1B 5NH
BANKERS & LENDERS	Lloyds Banking Group plc 25 Gresham Street London EC2V 7HN Butterfield Bank (Guernsey) Limited Glategny Esplanade St. Peter Port Guernsey GY1 3AP
LEGAL ADVISERS TO THE FUND	*As to Guernsey law:* Collas Crill Glategny Court PO Box 140 Glategny Esplanade St Peter Port Guernsey GY1 4EW As to United Kingdom law: Burges Salmon LLP One Glass Wharf Bristol BS2 0ZX

MANAGER'S REPORT
For the year ended 30 September 2020

The Manager of the Darwin Leisure Development Fund (the "Fund") is pleased to submit its Report and Audited Consolidated Financial Statements for the year ended 30 September 2020.

THE FUND

The Fund was licenced in Guernsey on 6 January 2017 as an open-ended unit trust authorised by the Guernsey Financial Services Commission as an authorised Class B open-ended Collective Investment Scheme under The Protection of Investors (Bailiwick of Guernsey) Law, 1987, (as amended) on 6th January 2017. The Fund was established in Guernsey as a Qualifying Investor Fund.

INVESTMENT SUMMARY

The investment policy of the Fund is to invest primarily in a portfolio of interests in holiday parks based in the British Isles with latent development potential, which includes land, buildings and static caravans, acquiring and owning such parks with a view to enhancing value through strategic selection and interventionist asset management, as well as greenfield sites with extant planning permission as yet undeveloped. It is intended that development of such sites would be done with a view to increasing income derived from, and/or enhancing the long-term value of, such sites.

The Fund may invest in such property, directly, or indirectly, through one or more Property Holding Vehicles or other Intermediate Vehicles which may also be domiciled in Guernsey.

The Fund has acquired and intends to expand a portfolio of holiday parks so that unitholders can participate in the attractive income available in those markets as well as any future capital value growth.

The Fund may also invest in other collective investment schemes, listed and unlisted securities, joint ventures and partnerships, where the Manager considers there is a link with the leisure industry. Due to the nature of the Fund's assets and lead times to complete purchases, there may be periods where liquidity levels are relatively high. During such periods, uninvested liquidity will be held in cash deposits, Treasury Bills and other government and public securities, money market instruments, or investment funds or any combination of these at the discretion of the investment manager provided that any such assets shall hold a AA or better rating.

Investment decisions made by Darwin Alternative Investment Management (Guernsey) Limited (the "Manager") reflect the long term objective to maximise total return through a combination of growth and income. The Manager has appointed Darwin Alternative Investment Management Limited ("DAIM") as its Investment Adviser. DAIM will provide advice to the Manager on property matters in relation to the Fund.

The value of the Fund's investments is reflected in the value of the units which is dependent upon an independent valuation of the land and buildings undertaken by the property and business valuers.

MANAGER'S REPORT (CONTINUED)
For the year ended 30 September 2020

DISTRIBUTIONS
The Manager does not recommend that any distributions be made for the year ended 30 September 2020 (2019: Nil).

STATEMENT OF MANAGER'S RESPONSIBILITIES
The Manager is responsible for preparing consolidated financial statements for each financial year which give a true and fair view, in accordance with applicable Law and United Kingdom Accounting Standards including Financial Reporting Standard 102, the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice (SORP) "Financial Statements of Authorised Funds" issued by the Association of Investment Companies, of the state of affairs of the Fund as at the end of the financial period and of the profit or loss of the fund for that period. In preparing these consolidated financial statements, the Manager is required to:

- select suitable accounting policies then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of financial statements; and
- prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Fund will continue.

The Manager is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Fund and to enable it to ensure that the consolidated financial statements comply with the terms of the trust instrument, The Protection of Investors (Bailiwick of Guernsey) Law 1987 as amended, The Authorised Collective Investment Schemes (Class B) Rules, 2013 and the applicable accounting standards. It is also responsible for safeguarding the assets of the Fund and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

GOING CONCERN
The Manager has, at the time of approving the audited consolidated financial statements, a reasonable expectation that the Fund together with its subsidiaries have adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing these consolidated financial statements.

COVID-19

During the year and to the date that the consolidated financial statements were approved, the coronavirus ("COVID-19") outbreak emerged and has continued to cause extensive disruptions to businesses and economic activities. The Fund has experienced a reduction in the increase of the value of operating assets held at valuation and a reduction in operating cashflows.

MANAGER'S REPORT (CONTINUED)
For the year ended 30 September 2020

COVID-19 (continued)

As the pandemic continues, the quantum of the effect is difficult to determine and could be material, However the Manager is monitoring the situation and considering the effect it may have on the valuation of the assets of the Fund and the potential impact on operating cashflows. The operating parks continue to operate when permitted to do so and the Manager is encouraged by the Government's promotion of holidaying within the United Kingdom.

AUDITOR
The Auditor, Grant Thornton Limited, has indicated its willingness to continue in office.

Signed for and on behalf of the Manager by:

Martin Tolcher **Ian Burns**

28 January 2021

INVESTMENT ADVISER'S REPORT
For the year ended 30 September 2020

During the year ended 30 September 2020, the C Accumulation units increased in value by 5.95%. The performance of the Darwin Leisure Development Fund has of course been impacted by the COVID-19 pandemic, but we are pleased to be able to report a positive return despite the holiday parks being closed for more than 3 months.

All of the holiday parks in the portfolio were closed on 23 March 2020 due to lockdown restrictions imposed by the UK Government in relation to the COVID-19 pandemic. On 23 June 2020, the UK Government announced that holiday parks in England along with other hospitality businesses, including restaurants and bars, could re-open from 4 July 2020. It had previously been announced by the Welsh Government that holiday parks in Wales could re-open from 13 July 2020, whilst parks in Scotland were able to open from 3 July 2020.

The golf courses at Kilnwick Percy, The Springs Country Club and Dundonald Links also closed on 23 March 2020. The courses at Kilnwick Percy and The Springs Golf Club were able to re-open from 13 May 2020, with a strong up-turn in memberships. Dundonald Links was also able to re-open from 29 May 2020.

The UK Government has introduced a number of measures to support businesses during the pandemic. The measures the Fund has benefitted from include:

The Coronavirus Job Retention Scheme
During the closure period, 85% of Darwin Escapes staff were furloughed under the UK Government Coronavirus Job Retention Scheme. For those staff, this meant that 80% of their wages were paid by the Government, up to a maximum of £2,500 a month. We chose to top up their remaining wages to ensure that they were not financially penalised during the pandemic. We believe that this was the right thing to do for our team members and demonstrated our commitment to them. This was particularly important because when the parks were able to re-open, we needed a motivated and experienced team ready to return to action. Whilst furloughed, staff were unable to carry out any work functions. The staff who weren't furloughed were carrying out either head office functions or essential security and maintenance roles.

The Business Rates Relief
The UK and Welsh Governments have introduced a business rates holiday for retail, hospitality and leisure businesses in England and Wales for the 2020/21 tax year. All of the holiday parks were able to take advantage of this.

The VAT Reduction
The UK Government has introduced a temporary reduction in VAT for hospitality, hotel and holiday accommodation. In effect from 15 July 2020 to 31 March 2021, the VAT rate has been cut from the standard rate of 20% to 5%. In order to help lessen the impact of the loss of income when the parks were closed, and also to avoid having to raise prices when the schemes end, the reduction in VAT has not been passed onto Darwin Escapes guests.

INVESTMENT ADVISER'S REPORT (CONTINUED)
For the year ended 30 September 2020

Holiday Rentals
For holiday rental customers who were impacted by closures, our holiday booking agent, Hoseasons, initially provided vouchers rather than refunds, with 70% of people rebooking for later in 2020 and into 2021. Hoseasons advised that they saw a good number of customers who had originally booked with competitors moving their bookings to Darwin Escapes, generating additional revenue.

To help build customer confidence, Hoseasons went on to introduce a "Book with Confidence" policy for holiday rental bookings. This meant that payment has not been taken until 3 weeks before a stay, and if guests need to cancel because of Government restrictions or if accommodation is not being provided for any reason, then they are able to choose to take a full refund, transfer to a later date or to a different resort, or choose an e-voucher to rebook.

Operational Changes
As soon as the parks were closed, the Darwin Escapes' team were planning for their re-opening. Based on the 'Health & Safety Executive' guidance and medical advice at the time, operational rules were put in place for staff to follow which included measures such as safe distancing and when to wear PPE such gloves and face masks. Guests were expected to follow rules relating to social distancing and health and safety measures such as using hand sanitiser in order to protect both them and our staff.

In order to minimise the number of people within our facilities buildings, we implemented new check in procedures which saw guests being directed straight to their lodge on arrival and being checked in using a paperless and contactless procedure by a team member from a safe distance. Check in times were staggered to facilitate this. We also made changes to our usual provisions in our lodges and removed non-essential items such as board games, PlayStations, tea & coffee trays, and toiletries to reduce the touch points within each lodge. Check out was also moved an hour earlier to allow additional time for cleaning between guests, and a seal was placed on each lodge door after cleaning to demonstrate that no-one had entered since, offering additional comfort for guests.

In order to reduce customer interaction, restaurants and bars remained closed, and instead we offered take-away and delivery services. This proved to be extremely popular with guests, and we will look to expand this offering once business returns to normal.

All of these measures, including the closure of central facilities where relevant, were communicated to guests in advance of their arrival.

Development Programme
The COVID-19 pandemic has had some impact on the development programme for the portfolio. In Scotland, all building sites were ordered to close from 23 March 2020 and were not able to re-open until June 2020. In England, work was able to continue, but with enhanced health and safety measures including safe distancing of workers, which did delay progress at some sites.

The planning process was also impacted by the pandemic, and planning applications were delayed as local authorities changed their working practices. The Fund is currently in the process of acquiring two parks on a 'Subject to Planning' basis. Although the planning approval was delayed, it has now been approved, and whilst we had hoped to acquire the sites in this financial year, the acquisitions will now be completed in the next financial year.

INVESTMENT ADVISER'S REPORT (CONTINUED)
For the year ended 30 September 2020

Darwin Leisure Development Fund
The Fund is very well poised to benefit from the expected increase in demand for UK holidays. The COVID-19 pandemic has meant that people are less inclined and less able to travel abroad at present and we expect this to continue for some time. It has also meant that a new breed of holiday maker, who would usually holiday abroad, has discovered the benefits of holidaying in the UK and are likely to continue to do this, even after the pandemic. Increased consumer awareness about the environmental impact of air travel could also lead to a focus on domestic holidays.

Prior to the pandemic, we were already seeing an increase in "holiday snacking", with people making shorter and more frequent trips. This trend is set to continue. 75% of all holiday rental bookings are for 2, 3 or 4 nights with people taking three, four or more holidays each year, rather than the traditional two week break.

Holiday home sales are also likely to benefit from the uncertainty over international travel, with people seeing the benefits of having a holiday home that is easily accessible. The UK's withdrawal from the EU should also be a boost for UK holiday home ownership, given the potential restrictions on the amount of time UK citizens can spend in EU countries, which at present is expected to be only 90 days within a 180 day period.

The Portfolio

Dundonald Links
Dundonald Links Golf Club in Scotland was acquired in March 2019, and planning permission was granted in December 2019 to develop the site into a golf resort. The site will feature a 2-storey clubhouse, replacing the current temporary structure, which will offer a bar and lounge as well as a state-of-the-art gym and extensive changing facilities. Planning permission was given in December 2019 to add a mix of self-catering luxury lodges and hotel accommodation designed to suit both individuals and groups of golfers. The accommodation will be built in phases, with the first phase of 18 lodges ranging from 2-6 bedrooms in size and 11 hotel style modules with 22 bedrooms currently being built. In addition, the plans include a new halfway house for the course, a swing studio, and a new 120 space car park.

Although development work began in March 2020, the work had to stop on 23 March 2020 due to the COVID-19 restrictions in Scotland. Work was able to resume in June 2020, and we are currently aiming to have the first phase of lodges ready in Summer 2021, with the clubhouse opening in Autumn/Winter 2021. However, any further restrictions due to the pandemic could delay this.

Kilnwick Percy
Kilnwick Percy in East Yorkshire was acquired by the Fund in March 2020. Located 15 miles away from the popular city of York, Kilnwick Percy features a golf course with lodge accommodation and leisure facilities which include a restaurant, bar, gym and spa as well as events spaces.

We aim to increase the lodge accommodation and introduce tree houses to wooded areas on the site. Adjustments will also be made to increase the capacity of the restaurant in order to service an increase in holiday makers.

INVESTMENT ADVISER'S REPORT (CONTINUED)
For the year ended 30 September 2020

The Portfolio (continued)

Norfolk Woods Resort and Spa
Norfolk Woods, previously Pentney Park, was the first park in the Fund's portfolio to undergo a complete redevelopment. The 15-acre site, around 10 miles away from King's Lynn in Norfolk, was purchased in June 2017 when it was a family orientated tenting and touring site.

The new park opened in January 2019 and features a brand-new facilities building which includes a restaurant and bar, swimming pool and spa complex. There are 120 lodges consisting of 40 owner units and 80 rental units. Norfolk Woods performed extremely well after opening and was Hoseasons' best performing new park. Occupancy levels were quickly in line with more established parks and continue to remain buoyant.

Plas Isaf
Plas Isaf is a small holiday park in North Wales which was acquired by the Fund in July 2020. Although the site has planning consent for 57 lodges, it currently only has 11 owner-occupied lodges on site. We will build out the remainder of the bases, which we anticipate would take about 6 months, and will also add luxury lodges for holiday rental. The unusable areas of the site will undergo strategic planting of woodland, which will enable a biodiversity net gain.

Rivendale Lodge Retreat
Rivendale was purchased in January 2018. The park is a 34-acre site in the Peak District near the market town of Ashbourne. On acquisition, it had around 170 pitches including lodge, static caravan, touring, and tenting, along with a central facilities building.

Construction work at Rivendale began in October 2019 to transform the site into a luxury lodge retreat featuring 72 lodges, 2 tree houses and a central facilities building with a restaurant and bar. Work was able to continue throughout the pandemic, albeit with revised working patterns and only external work initially being carried out. There were also some issues with sourcing materials that met the planning conditions, but the work was completed by late August 2020, around 6-8 weeks behind schedule. The resort opened in mid-September 2020.

Rosetta Holiday Park
The Fund acquired Rosetta Holiday Park in May 2020. This 47-acre site is located near Peebles, 22 miles south of Edinburgh, which is a popular holiday destination for Edinburgh residents. The site currently offers a mix of lodge, static caravan, tenting and touring pitches, with some food and beverage facilities. We plan to redevelop this into a luxury lodge resort with a restaurant and bar.

The Springs Country Club
The Springs, located near Wallingford in Oxfordshire, was acquired by the Fund in July 2017. Situated alongside the Thames, the site comprised a fully functioning 18-hole golf course and clubhouse, with a healthy membership and mothballed 32 bedroom hotel. Since its acquisition, we have improved the quality of the golf course and made improvements to the club house. In June 2020, planning permission was granted to add lodge accommodation to the site which will feature 19 two-bedroom lodges and 14 hotel suite lodges, which will provide 28 bedrooms.

INVESTMENT ADVISER'S REPORT (CONTINUED)
For the year ended 30 September 2020

The Portfolio (continued)

The Springs Country Club (continued)
Building work commenced immediately in June 2020 and will also include refurbishing the mothballed hotel building, which will house the resort reception and a new spa and gym facility. Further improvements will be made to the clubhouse, with an expanded food and beverage provision catering to both golfers and resort guests, and introduction of two custom fit golf simulator rooms. We aim to open the lodges to guests in Summer 2021, changes to the clubhouse should be completed by Spring 2021, and work on the hotel building is likely to be completed by Autumn 2021. The golf course will remain open during construction.

Stratford Armouries
Stratford Armouries was purchased in June 2017 and is situated on the outskirts of the historically popular Stratford-Upon-Avon. Purchased as a greenfield site with existing planning for 44 units, in September 2020 the Fund acquired the adjacent Stratford Armouries Museum and surrounding land. We are currently in negotiations with the local planners to implement substantial improvements to the Stratford Armouries museum experience. Our plan is to create a reception facility and improve both the layout and style of the museum. Development work commenced in September 2020 and we hope to open in early Summer 2021, subject to any delays caused by the pandemic.

Stratford Armouries will be transformed into a premium self-catering lodge resort with a "meet and greet" reception, but no central facilities. Stratford is an area which needs high quality accommodation due to its significant tourist trade, and the new resort will fill a very lucrative gap in the market.

Darwin Alternative Investment Management Limited
28 January 2021

COMPARATIVE TABLE

A Accumulation units	2020 Pence per unit	2019 Pence per unit
Change in net assets per unit		
Opening net asset value per unit	120.1100	109.6200
Return before operating expenses	8.7200	12.1700
Operating charges	(1.2900)	(1.6800)
Return after operating charges	7.4300	10.4900
Closing net asset value per unit	127.5400	120.1100
Retained distributions on accumulation units	-	-
Performance		
Return after charges	6.19%	9.57%
Other information		
Closing net asset value (£,000)	46,749	44,044
Closing number of units	36,654,667	36,669,667
Operating charges/Opening net asset value	(1.07%)	(1.53%)
Prices		
Highest unit price	127.5400	119.0300
Lowest unit price	120.1100	109.6200

B Accumulation units		
Change in net assets per unit		
Opening net asset value per unit	120.4500	109.8400
Return before operating expenses	8.7400	12.2000
Operating charges	(1.1900)	(1.5900)
Return after operating charges	7.5500	10.6100
Closing net asset value per unit	128.0000	120.4500
Retained distributions on accumulation units	-	-
Performance		
Return after charges	6.27%	9.66%
Other information		
Closing net asset value (£,000)	89,600	84,315
Closing number of units	70,000,000	70,000,000
Operating charges/Opening net asset value	(0.99%)	(1.44%)
Prices		
Highest unit price	128.0000	120.4500
Lowest unit price	120.4500	109.8400

COMPARATIVE TABLE (Continued)

C Accumulation units	2020 Pence per unit	2019 Pence per unit
Change in net assets per unit		
Opening net asset value per unit	119.7600	109.5200
Return before operating expenses	8.6800	12.1400
Operating charges	(1.5500)	(1.9000)
Return after operating charges	7.1300	10.2400
Closing net asset value per unit	126.8900	119.7600
Retained distributions on accumulation units	-	-
Performance		
Return after charges	5.95%	9.35%
Other information		
Closing net asset value (£,000)	4,002	2,177,063
Closing number of units	3,153,715	1,817,819
Operating charges/Opening net asset value	(1.29%)	(1.73%)
Prices		
Highest unit price	126.8900	119.7600
Lowest unit price	119.7600	109.5200

D Accumulation units		
Change in net assets per unit		
Opening net asset value per unit	107.2500	100.0000
Return before operating expenses	7.7900	8.5200
Operating charges	(1.3000)	(1.2700)
Return after operating charges	6.4900	7.2500
Closing net asset value per unit	113.7400	107.2500
Retained distributions on accumulation units	-	-
Performance		
Return after charges	6.05%	7.25%
Other information		
Closing net asset value	253	161
Closing number of units	22,253,604	15,000,000
Operating charges/Opening net asset value	(1.21%)	(1.27%)
Prices		
Highest unit price	113.7300	107.2500
Lowest unit price	107.2400	100.0000

COMPARATIVE TABLE (Continued)

E Accumulation units	2020 Pence per unit	2019 Pence per unit
Change in net assets per unit		
Opening net asset value per unit	101.1000	100.0000
Return before operating expenses	7.3200	1.4200
Operating charges	(1.8900)	(0.3200)
Return after operating charges	5.4300	1.1000
Closing net asset value per unit	106.5300	101.1000
Retained distributions on accumulation units	-	-
Performance		
Return after charges	5.37%	1.10%
Other information		
Closing net asset value	920,469	202
Closing number of units	864,047	200,000
Operating charges/Opening net asset value	(1.87%)	(0.32%)
Prices		
Highest unit price	106.5300	101.1000
Lowest unit price	101.1000	100.0000

PORTFOLIO STATEMENT

As at 30 September 2020

	Nominal Holding	Fair Value £	% of net assets
Operating assets held at valuation (note 8)		126,642,771	74.61
Tangible and Intangible at depreciated cost (note 9)		16,693,183	9.83
Financial assets at fair value through profit or loss (note 14)	14,000,000	15,760,569	9.29
Cash and cash equivalents		8,591,824	5.06
Net other assets		2,045,913	1.21
Net assets		**169,734,260**	**100.00**

As at 30 September 2019

	Nominal Holding	Fair Value £	% of net assets
Operating assets held at valuation (note 8)		64,420,820	43.06
Tangible fixed assets at depreciated cost (note 9)		8,980,458	6.00
Financial assets at fair value through profit or loss (note 14)	14,000,000	15,149,111	10.13
Fixed deposit account		25,000,000	16.71
Cash and cash equivalents		46,127,183	30.84
Net other liabilities		(10,080,940)	(6.74)
Net assets		**149,596,632**	**100.00**

TRUSTEE'S REPORT TO THE UNITHOLDERS OF DARWIN LEISURE DEVELOPMENT FUND

In our capacity as Trustee to the Fund we confirm that, in our opinion, the Manager has managed the scheme for the year ended 30 September 2020 in accordance with the provisions of the principal documents of the Fund and with The Authorised Collective Investment Schemes (Class B) Rules, 2013 and no material breaches have occurred.

Marie Swift

Butterfield Bank (Guernsey) Limited
Regency Court
Glategny Esplanade
St Peter Port
Guernsey
GY1 3AP

28 January 2021

Grant Thornton

Independent auditor's report
To the unitholders of Darwin Leisure Development Fund

Opinion
We have audited the consolidated financial statements of Darwin Leisure Development Fund (the 'Fund') for the period ended 30 September 2020 which comprise the Consolidated Statement of Total Return, the Consolidated Statement of Changes in Net Assets Attributable to Unitholders, the Consolidated Statement of Financial Position, the Consolidated Statement of Cash Flows and notes to the consolidated 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) and the Statement of Recommended Practice (SORP) "Financial Statements of Authorised Funds" issued by the Association of Investment Companies.

In our opinion, the consolidated financial statements:

- give a true and fair view of the state of the Fund's affairs as at 30 September 2020 and of its total return for the year then ended;
- are in accordance with United Kingdom Generally Accepted Accounting Practice; and
- comply with requirements of The Trust Instrument, The Protection of Investors (Bailiwick of Guernsey) Law, 1987 as amended, The Authorised Collective Investment Schemes (Class B) Rules, 2013 and other applicable laws.

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 consolidated financial statements' section of our report. We are independent of the Fund in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Guernsey, 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.

The impact of macro-economic uncertainties on our audit
Our audit of the consolidated financial statements requires us to obtain an understanding of all relevant uncertainties, including those arising as a consequence of the effects of macro-economic uncertainties such as COVID-19. All audits assess and challenge the reasonableness of estimates made by the Manager and the related disclosures and the appropriateness of the going concern basis of preparation of the consolidated financial statements. All of these depend on assessments of the future economic environment and the Fund's future prospects and performance.

COVID-19 is amongst the most significant economic events currently faced by the UK, and at the date of this report its effects are subject to unprecedented levels of uncertainty, with the full range of possible outcomes and their impacts unknown. We applied a standardised firm-wide approach in response to these uncertainties when assessing the Fund's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company associated with these particular events.

Independent auditor's report
To the unitholders of Darwin Leisure Development Fund (continued)

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 Manager's use of the going concern basis of accounting in the preparation of the consolidated financial statements is not appropriate; or
- the Manager has not disclosed in the consolidated financial statements any identified material uncertainties that may cast significant doubt about the Fund'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 consolidated financial statements are authorised for issue.

In our evaluation of the directors' conclusions, we considered the risks associated with the Group's business, including effects arising from macro-economic uncertainties such as Covid-19, and analysed how those risks might affect the Group's financial resources or ability to continue operations over the period of at least twelve months from the date when the group financial statements are authorised for issue. In accordance with the above, we have nothing to report in these respects.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Group will continue in operation.

Other information
The Manager is responsible for the other information. The other information comprises the information included in the Manager's report and Investment Adviser's report set out on pages 4 to 6 and 7 to 11, other than the consolidated financial statements and our auditor's report thereon. Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated 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 consolidated 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.

Matter on which we are required to report under Authorised Collective Investment Schemes (Class B) Rules 2013
Under the Authorised Collective Investment Schemes (Class B) Rules 2013, we are required to report to you, if in our opinion, the information given in the Manager's report is inconsistent with the consolidated financial statements.

We have nothing to report in respect of the above.

Independent auditor's report
To the unitholders of Darwin Leisure Development Fund (continued)

Responsibilities of the manager for the consolidated financial statements
As explained more fully in the Manager's report set out on pages 4 to 6, the Manager is responsible for the preparation of the consolidated financial statements which give a true and fair view in accordance with UK GAAP, and for such internal control as the Manager determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Manager is responsible for assessing the Fund'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 Manager either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements
Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

A further description of our responsibilities for the audit of the consolidated financial statements is located on the Financial Reporting Council's website at: 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 Fund's unitholders, as a body. Our audit work has been undertaken so that we might state to the Fund's unitholders 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 Fund and the Fund's unitholders as a body, for our audit work, for this report, or for the opinions we have formed.

Cyril Swale

Grant Thornton Limited
Chartered Accountants
St Peter Port, Guernsey

29 January 2021

CONSOLIDATED STATEMENT OF TOTAL RETURN

For the year ended 30 September 2020

	Notes	2020 £	2019 £
INCOME			
Net capital gains			
Unrealised gain on operating assets held at valuation	8	12,279,568	16,245,449
Unrealised gain on financial assets at fair value through profit or loss	14	611,458	690,779
		12,891,026	16,936,228
Revenue	5	7,732,231	5,175,785
Expenses			
Other expenses	6	(9,525,798)	(6,733,162)
Management fees	17	(828,316)	(691,388)
Performance fees	17	(452,702)	(961,823)
Net expenses		(3,074,585)	(3,210,588)
Increase in net assets attributable to unitholders		**9,816,441**	**13,725,640**

The results of the year relate to continuing operations. There are no recognised gains or losses for the year other than the total return.

The accompanying notes form an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

For the year ended 30 September 2020

	2020 £	2019 £
Opening net assets attributable to unitholders	149,596,632	118,912,992
Movement due to issue of units	10,321,187	16,958,000
Increase in net assets attributable to unitholders	9,816,441	13,725,640
Closing net assets attributable to unitholders	**169,734,260**	**149,596,632**

The accompanying notes form an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2020

	Notes	2020 £	2019 £
ASSETS			
Non - current assets			
Operating assets held at valuation	*8*	126,642,771	64,420,820
Tangible fixed assets	*9*	16,693,183	8,980,458
		143,335,954	73,401,278
Current assets			
Pre-acquisition costs		523,568	139,185
Financial assets at fair value through profit or loss	*14*	15,760,569	15,149,111
Inventories		523,899	546,764
Debtors and prepayments	*11*	2,205,417	751,541
Fixed deposit account		-	25,000,000
Cash and cash equivalents		8,591,824	46,127,183
		27,605,277	87,713,784
TOTAL ASSETS		**170,941,231**	**161,115,062**
LIABILITIES			
Current liabilities			
Amounts falling due within one year	*12*	1,206,971	1,518,430
Loan payable	*13*	-	10,000,000
Total liabilities excluding net assets attributable to unitholders		**1,206,971**	**11,518,430**
Net assets attributable to unitholders		**169,734,260**	**149,596,632**
Number of units in issue	*16*	**132,926,033**	**123,687,486**
Fund net asset value per unit		**1.2769**	**1.2095**

The consolidated financial statements on pages 20 to 48 were approved and authorised for issue by the Board of Directors of the Manager on 28 January 2021 and are signed on its behalf by

Martin Tolcher **Ian Burns**

The accompanying notes form an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 30 September 2020

	Notes	2020 £	2019 £
Cash flows from operating activities			
Total return before distributions		9,816,441	13,725,640
Unrealised gain on operating assets held at valuation	*8*	(12,279,568)	(16,245,449)
Unrealised gain on financial assets at fair value through profit and loss	*14*	(611,458)	(690,779)
Bank interest income	*5*	(278,217)	(377,617)
Depreciation	*6*	1,632,017	1,153,793
Movement in inventories		22,865	(437,628)
Movement in debtors and prepayments		(1,505,398)	1,283,640
Movement in creditors		(311,459)	(1,040,537)
Net cash flows used in operating activities		**(3,514,777)**	**(2,628,937)**
Cash flows from investing activities			
Purchase of operating assets held at valuation		(50,652,177)	(10,805,510)
Purchase of tangible fixed assets	*9*	(8,631,520)	(1,713,542)
Pre-acquisition costs incurred	*8*	(384,383)	(118,217)
Purchase of financial assets at fair value through profit loss	*14*	-	(9,000,000)
Movement of fixed deposit account		25,000,000	15,482,234
Net cash flows used in investing activities		**(34,668,080)**	**(6,155,035)**
Cash flows from financing activities			
Net proceeds from issue of units		10,321,187	16,958,000
Bank loan drawn	*13*	-	10,000,000
Bank Loan repaid	*13*	(10,000,000)	-
Bank interest received		326,311	361,340
Net cash flows generated from financing activities		**647,498**	**27,319,340**
Net cash (outflow)/inflow for the year		**(37,535,359)**	**18,535,368**
Net cash and cash equivalents at the beginning of the year		46,127,183	27,591,815
Net cash and cash equivalents at the end of the year		**8,591,824**	**46,127,183**

The accompanying notes form an integral part of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 30 September 2020

1. GENERAL INFORMATION

The Fund was established in Guernsey on 6 January 2017 as an open ended unit trust authorised by the Guernsey Financial Services Commission as an authorised Class B open-ended Collective Investment Scheme. The address of the registered office of its Manager, Darwin Alternative Investment Management (Guernsey) Limited is 11 New Street, St Peter Port, Guernsey, GY1 2PF.

The Fund's principal activity is to invest primarily in a portfolio of interests in holiday parks based in the British Isles with latent development potential, which includes land, buildings and static caravans, acquiring and owning such parks with a view to enhancing value through strategic selection and interventionist asset management, as well as greenfield sites with extant planning permission as yet undeveloped. It is intended that development of such sites would be done with a view to increasing income derived from, and/or enhancing the long-term value of, such sites.

The Fund may invest in such property, directly, or indirectly, through one or more Property Holding Vehicles or other Intermediate Vehicles which may also be domiciled in Guernsey.

The Fund may also invest in other collective investment schemes, listed and unlisted securities, joint ventures and partnerships, where the Manager considers there is a link with the leisure industry. Due to the nature of the Fund's assets and lead times to complete purchases, there may be periods where liquidity levels are relatively high. During such periods, uninvested liquidity will be held in cash deposits, Treasury Bills and other government and public securities, money market instruments, or investment funds or any combination of these at the discretion of the investment manager provided that any such assets shall hold a AA or better rating.

2. STATEMENT OF COMPLIANCE

The consolidated financial statements have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102").

New Interpretations and amendments in issue
Amendments to FRS 102 – COVID 19 Rent concessions effective for accounting periods commencing on 1 January 2020.

Amendments to FRS 102 –Interest rate benchmark reform effective for accounting periods commencing on 1 January 2020.

The Directors have considered the amendments and do not expect these amendments to have a material effect on the future consolidated financial statements of the company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

3. PRINCIPAL ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the consolidated financial statements of the Fund and its subsidiaries.

Basis of preparation

The consolidated financial statements have been prepared under the historical cost convention, modified by the revaluation of land and buildings, and in accordance with FRS 102 and the Statement of Recommended Practice "Financial Statements of Authorised Funds" issued by the Association of Investment Companies.

The preparation of consolidated financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

Basis of consolidation

The consolidated financial statements include the results of the Fund drawn up to 30 September each year. The subsidiaries have been included in the consolidated financial statements using the acquisition method of accounting. Accordingly, the Consolidated Statement of Total Return, Consolidated Changes in Net Assets Attributable to Unitholders, Consolidated Statement of Financial Position and Consolidated Statement of Cash Flows and associated notes include the results of the subsidiaries from acquisition date.

All of the Fund companies have 30 September as their year end.

Consolidated financial statements are prepared using uniform accounting policies for like transactions. Amounts reported in the financial statements of subsidiaries have been adjusted where necessary to ensure consistency with the policies adopted by the Fund.

Intercompany transactions, balances and unrealised gains on transactions between Fund companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

3. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Going Concern

The consolidated financial statements have been prepared on a going concern basis. The Directors of the Manager have examined significant areas of possible financial risk.

During the year and to the date that the Financial Statements were approved, the coronavirus ("COVID-19") outbreak emerged and has continued to cause extensive disruptions to businesses and economic activities. The Fund has experienced a reduction in the increase of the value of operating assets held at valuation and a reduction in operating cashflows.

As the pandemic continues, the quantum of the effect is difficult to determine and could be material, However the Manager is monitoring the situation and considering the effect it may have on the valuation of the assets of the Fund and the potential impact on operating cashflows. The operating parks continue to operate when permitted to do so and the Manager is encouraged by the Government's promotion of holidaying within the United Kingdom.

After due consideration, the Directors of the Manager believe that the Fund will have adequate resources to continue in operational existence for a period of not less than twelve months from the date of the approval of the consolidated financial statements, and as such it is appropriate to adopt the going concern basis in preparing the consolidated financial statements.

Revenue

Sales revenue consists of golf fees and memberships, fees received for hire fleet rental and sales at the on-site facilities and is recognised net of VAT.

Deposit interest is accounted for on an accruals basis.

Provision is made when there is objective evidence that the Fund will not be able to recover balances in full. Outstanding rental income balances are written off when the probability of recovery is assessed as being remote.

Expenses

Expenses are accounted for on an accruals basis. Transactions costs directly attributable to the purchase of operating assets are included within the initial costs of the assets. Any directly applicable transactions costs incurred in an aborted transaction that had been capitalised in the Consolidated Statement of Financial Position are written off to the Consolidated Statement of Total Return.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

3. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Operating assets held at valuation

Operating assets are carried in the Consolidated Statement of Financial Position on the basis of a valuation based upon their existing use value.

Operating assets are initially measured at cost, being the fair value for the consideration given, including related transaction costs. After initial recognition, operating assets are carried at fair value at the date of the valuation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Freehold land is not depreciated. Gains and losses arising from changes in fair value are included in the Consolidated Statement of Total Return.

The fair value is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction. The estimation of fair value does not assume that either the underlying business is saleable at the reporting date or that their owners have the intention to sell in the near future.

The objective is to estimate the exchange price at which hypothetical market participants would agree to transact.

The fair value of the land and buildings is largely based on estimates using property appraisal techniques and other valuation methods as outlined in Note 4. Such estimates are inherently subjective and actual values can only be determined in a sales transaction.

Operating Assets held at valuation are derecognised on disposal or when no future economic benefits are expected. On disposal, the difference between the net disposal proceeds and the carrying amount is recognised in the Consolidated Statement of Total Return.

Tangible fixed assets

Tangible fixed assets held for use in the operation of the caravan parks are stated at historical cost less accumulated depreciation and any impairment losses. Cost includes the original purchase price and costs directly attributable to bringing the asset to its working condition for its intended use. Tangible fixed assets are depreciated on a straight line basis as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

3. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Tangible fixed assets (continued)

Plant and machinery	4 years straight line
Office equipment	4 years straight line
Furniture and fittings	4 years straight line
Computer hardware	4 years straight line
Lodges	20 years straight line
Static caravans	7 years straight line
Motor vehicles	4 years straight line
Building improvements	25 years straight line

Subsequent costs, including major inspections, are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the Fund and the cost can be measured reliably. Repairs, maintenance and minor inspection costs are expensed as incurred.

Tangible fixed assets are derecognised on disposal or when no future economic benefits are expected. On disposal, the difference between the net disposal proceeds and the carrying amount is recognised in the Consolidated Statement of Total Return and included in 'Other expenses' within 'Expenses'.

Financial instruments

The Fund has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

<u>Financial assets</u>

Basic financial assets, including debtors, fixed deposit account and cash and cash equivalents are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at market rate of interest.

Such assets are subsequently carried at amortised cost less any impairment using the effective interest method, unless the assets are due within one year, then are measured at the undiscounted amount of cash or other consideration expected to be received.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the Consolidated Statement of Total Return.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

3. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

<u>Financial assets (continued)</u>

Other financial assets, including financial assets at fair value through profit or loss, which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is usually the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in the Consolidated Statement of Total Return.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of ownership of the asset are transferred to another party, or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

<u>Financial liabilities</u>
Basic financial liabilities, including creditors, are initially recognised at transaction price. Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Creditors are subsequently measured at amortised cost using the effective interest method, unless payment is due within one year or less, then are measured at the undiscounted amount of cash or other consideration expected to be paid.

Cash and cash equivalents

Cash and cash equivalents, includes cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

Fixed deposit account

Fixed deposit account is cash held at banks with original maturities of three months or more.

Inventories

Inventories are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is calculated using the first in, first out method. At each reporting date inventories are assessed for impairment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

3. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Distributions

The net distributable income of the Fund will be available to be allocated at the end of each calendar quarter ending on 31 December, 31 March, 30 June and 30 September based on the returns of the Fund. In the case of Income Units, the income allocated will be available to be distributed within 50 Business Days of the relevant quarter date. Distributions for Accumulation Units are reinvested in the fund. All units have equal rights to distributions.

Functional and reporting currency

The Fund's functional and reporting currency is the Pound Sterling.

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Fund's accounting policies, which are described in Note 3, the Manager is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The 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 both currents and future periods.

The most significant estimates and judgements made in preparing these consolidated financial statements, under FRS 102, are as follows:

Valuation of operating assets held at valuation

In accordance with the Fund's accounting policies, operating assets held at valuation are stated at fair value as at the balance sheet date. This is determined by the investment adviser and independent valuation experts using recognised valuation techniques.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended September 2020

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

Valuation of operating assets held at valuation (continued)

-Operating assets used for operating activities

These are stated at fair value as determined by the investment adviser using the Discounted Cash Flow ("DCF") method. Caravan parks are commercial businesses and, from time to time, the Manager will be purchasing non-transferable securities. The Manager has determined that it is appropriate and prudent to have the operating assets reviewed by independent business valuers. Smith & Williamson, who have been appointed as the independent business valuer, is the eighth largest firm of accountants in the UK. The business has 12 principal offices in the UK, Ireland and Jersey and an international capability in 120 countries through membership of Nexia International (the ninth largest international accounting and consulting network).

Management accounts, which are the basis of the parks' audited annual financial statements, are the inputs for the ten year DCF models for each park which incorporate management projections based on these accounts. The forecast projections are discussed with the independent business valuer. The independent business valuer provides the key technical components for setting the Weighted Average Cost of Capital (WACC) and in quarterly reviews of the DCFs together with the Investment Adviser helps ensure that the WACC and the terminal growth rates are commensurate with investment and industry norms. At 30 September 2020, the date of valuation the WACC was determined at 10.50% (2019: 10.50%).

The determination of the fair value of investment properties requires the use of estimates such as future cash flows for assets and discount rate applicable to those assets.

At acquisition, all parks are valued at cost for at least a month. Parks are continually valued at cost until planning permission is obtained. Depending on whether the park has been acquired with planning permission determines when there can be uplift to the DCF. Parks with permission but no operations should introduce the uplift over the time of development. Those with operations can move to operating DCF after 3 months. Those with existing operations and planning permission for further development should move from operating DCF to post development DCF when the development works have been carried out.

The Directors of the Manager are confident that the valuation included in the consolidated financial statements has been incorporated on a consistent basis using sensible and supportable assumptions.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

5. REVENUE

	2020	2019
	£	£
Sales revenue	5,977,982	4,798,168
Bank interest income	278,217	377,617
Other income	1,476,032	-
Total Income	**7,732,231**	**5,175,785**

6. OTHER EXPENSES

	2020	2019
	£	£
Park cost of sales	751,279	1,013,503
Park operating expenses	6,320,458	3,908,477
Depreciation	1,632,017	1,153,793
Administrator's fees	238,175	209,901
Legal and professional	338,600	119,944
Bank charges	14,064	1,802
Regulatory fees	6,121	6,104
Trustee's fees	102,380	84,925
Audit and accounting fees	96,599	33,020
Interest expense	2,426	173,520
Other expenses	23,679	28,173
Total Expenses	**9,525,798**	**6,733,162**

7. TAXATION

The Fund is exempt from Income Tax in Guernsey under the Income Tax (Exempt Bodies) (Guernsey) Ordinance 1989. The Fund pays an annual fee to the States of Guernsey Income Tax Office, presently set at £1,200 (2019: £1,200).

The Fund's subsidiary Darwin Leisure Development Properties (Guernsey) Limited was liable to UK Income Tax (at 20%) up until 5 April 2020 on rental income from UK property holdings and liable to UK Corporation Tax (at 19%) from 6 April 2020 onwards. From this date Darwin Leisure Development Properties (Guernsey) Limited forms part of the UK tax group along with the UK operating subsidiaries and is subject to UK Corporation Tax on profits derived in the UK.

The Fund has taken professional guidance on these changes and will continue to monitor the situation to mitigate the UK tax within the fund structure.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

8. OPERATING ASSETS HELD AT VALUATION

	2020	2019
	£	£
Cost or valuation		
At start of year	64,962,049	37,911,090
Additions	50,652,177	10,805,510
Unrealised gain on revaluation	12,279,568	16,245,449
At end of year	**127,893,794**	**64,962,049**
Depreciation and impairment		
At start of year	541,229	14,298
Provided during the year	709,794	526,931
At end of year	**1,251,023**	**541,229**
Carrying amount at end of year	**126,642,771**	**64,420,820**

Included in operating asset additions above are incidental costs incurred in acquiring property during the year.

To see the valuation methods used to value operating assets held at valuation please refer to Note 4.

During the year the Fund purchased KP Club (Kilnwick Percy), Plas Isaf and Rosetta Holiday Park.

During the year the Fund purchased the property, and operating company, at KP Club for an amount, of £25,931,917. The property and operating company were acquired from Darwin Leisure Property Fund, a related party due to common control, the Directors of the respective Investment Managers are the same. The purchase price was determined as the average of the DCF valuations for three months prior to the completion of the sale.

During the year £384,383 (2019: £118,217) has been paid in pre-acquisition costs relating to a potential future investment in an additional parks. As at the period end, there was no agreement in place for the acquisition of this investment which has resulted in the amounts incurred being shown as pre-acquisition costs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

8. OPERATING ASSETS HELD AT VALUATION (continued)

Operating assets	2020 £	% of net assets	2019 £	% of net assets
Dundonald Links	10,277,954	6.06%	4,160,759	2.78%
Kilnwick Percy	24,210,908	14.26%	-	-
Norfolk Woods Resort and Spa	38,054,017	22.42%	37,823,483	25.28%
Plas Isaf	2,330,178	1.37%	-	-
Rivendale Lodge Retreat	26,973,171	15.89%	4,603,239	3.08%
Rosetta Holiday Park	3,410,315	2.01%	-	-
Stratford Armouries	14,607,968	8.61%	11,141,019	7.45%
The Springs Country Club	6,778,260	3.99%	6,692,320	4.47%
	126,642,771	74.61%	64,420,820	43.06%
Total assets excluding properties held at valuation	43,091,489	25.39%	85,175,812	56.94%
Total assets attributable to unitholders	**169,734,260**	**100%**	**149,596,632**	**100%**

To see the valuation methods used to value operating assets held at valuation please refer to Note 4.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

9. TANGIBLE FIXED ASSETS

	Static caravans and lodges	Plant & Machinery	Office Equipment	Fixtures & fittings	Motor Vehicles	Total
	£	£	£	£	£	£
At 30 September 2019	7,944,608	636,003	239,570	818,789	56,383	9,695,353
Additions	7,238,079	179,424	41,842	1,110,280	61,895	8,631,520
At 30 September 2020	**15,182,687**	**815,427**	**281,412**	**1,929,069**	**118,278**	**18,326,873**
Depreciation						
At 30 September 2019	298,745	187,074	41,857	171,107	16,112	714,895
Charge for the year	384,320	190,396	53,301	271,542	19,236	918,795
At 30 September 2020	**683,065**	**377,470**	**95,158**	**442,649**	**35,348**	**1,633,690**
Carrying amount						
At 30 September 2019	**7,645,863**	**448,929**	**197,713**	**647,682**	**40,271**	**8,980,458**
At 30 September 2020	**14,499,622**	**437,957**	**186,254**	**1,486,420**	**82,930**	**16,693,183**

10. INVESTMENT IN SUBSIDIARIES

The Fund holds and operates its property portfolio through subsidiary companies. The financial statements consolidate the results of the Fund and its subsidiaries drawn up to 30 September each year. The subsidiaries have been included in the Fund's consolidated financial statements using the acquisition method of accounting. The Consolidated Statement of Total Return and Consolidated Statement of Cash Flows include the results of the subsidiaries and the Consolidated Statement of Financial Position includes the position of the subsidiaries.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Name	Place of registration	Group ownership	Principal activity
Immediate parent - Darwin Leisure Development Fund			
Darwin Leisure Development Properties (Guernsey) Limited	Guernsey	100%	Property holding
Darwin Leisure Development Finance (Guernsey) Limited	Guernsey	100%	Property finance
Immediate parent - Darwin Leisure Development Properties (Guernsey) Limited			
Alsop Rivendale Limited	UK	100%	Park operation
Darwin (Dundonald) Limited	UK	100%	Park operation
Darwin (KP Club) Limited	UK	100%	Park operation
Darwin (Norfolk Woods) Limited	UK	100%	Park operation
Darwin (Plas Isaf) Limited	UK	100%	Park operation
Darwin (Rosetta) Limited	UK	100%	Park operation
Darwin (Springs Country Club) Limited	UK	100%	Park operation
Darwin (Stratford Armouries) Limited	UK	100%	Park operation

11. DEBTORS AND PREPAYMENTS

	2020	2019
	£	£
VAT refundable	502,186	8,885
Other debtors and prepayments	427,430	292,341
Trade debtors	1,274,348	400,768
Interest receivable	1,453	49,547
	2,205,417	**751,541**

12. CREDITORS: AMOUNTS FALLING DUE WITIN ONE YEAR

	2020	2019
	£	£
Trade creditors	860,949	788,070
Trustee fee payable	8,115	7,093
Administration fee payable	22,168	18,794
Accrued expenses	315,739	704,473
	1,206,971	**1,518,430**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

13. LOAN PAYABLE

	2020	2019
	£	£
Lloyds Bank Plc.		
Loan liability at beginning of year	10,000,000	-
Loan repayment	(10,000,000)	
Loan obtained during the year	-	10,000,000
Total net loan liability due within 1 year	**-**	**10,000,000**

In the prior year the fund entered into a revolving loan facility with Lloyds Bank Plc.

Interest is charged at 0.95% over 3-month LIBOR per annum. A commitment interest charge of 0.35% per annum was charged on the daily available undrawn balance of the facility limit of the loan.

The loan was repaid in full during the year. The loan was secured against the Sterling Current account or any account opened with the Bank in replacement of or in substitution for such account.

Lloyds Bank PLC has security by way of debentures in place with the operating entities of the Fund.

During the year the fund received an overdraft facility from Butterfields Bank.

The limit on the overdraft is £20,000,000. Interest is charged at a sum of the Bank's Base Rate plus 3.5% per annum with a minimum Bank Base Rate of 0%.

The overdraft is secured against the financial assets at fair value through profit or loss (refer to note 14) or any subsequent account opened with the Bank in replacement of or in substitution for such account pursuant to the overdraft agreement.

There is currently no overdraft utilised at the end of the year.

14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

Given relatively high levels of liquidity in the Fund and prevailing low bank interest rates, the Manager has sought to generate income in excess of prevailing short term interest rates whilst maintaining an overriding focus on preserving liquidity by investing a portion of the Fund's available cash into Darwin Leisure Property Fund C Class accumulation units, a fund under common control.

The following table presents information concerning the investment in the open-ended investment unit trust for the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (CONTINUED)

The net movement on investment during the year comprises:

	2020	2019
	£	£
Opening investment cost	14,000,000	5,000,000
Additions at cost	-	9,000,000
Closing portfolio cost	**14,000,000**	**14,000,000**
Opening unrealised gain	1,149,111	458,332
Unrealised gain on investment	611,458	690,779
Closing unrealised gain	**1,760,569**	**1,149,111**
Closing valuation	**15,760,569**	**15,149,111**

Unrealised gains recognised in the Consolidated Statement of Total Return during the year amounted to £611,458 (2019: £690,779).

15. FINANCIAL INSTRUMENTS

FRS 102 requires the Fund to classify fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

Level 1 - Quoted prices (unadjusted) for identical instruments in active markets

Level 2 – Inputs other than quoted prices that are directly or indirectly observable

Level 3 - Valuation techniques using unobservable data

The Fund has the following financial instruments:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

15. FINANCIAL INSTRUMENTS (CONTINUED)

	2020	2019
Financial assets	**£**	**£**
Measured at fair value through profit or loss		
Financial asset at fair value through profit or loss	15,760,569	15,149,111
Measured at amortised cost		
Debtors	1,798,750	494,976
Fixed deposit account	-	25,000,000
Cash and cash equivalents	8,591,824	46,127,183
	10,390,574	71,622,159
Total financial assets	26,151,143	86,771,270
Financial liabilities		
Measured at amortised cost		
Creditors	(1,206,971)	(1,518,430)
Loan Payable	-	(10,000,000)
Total financial liabilities	(1,206,971)	(11,518,430)

The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety is determined on the basis of the lowest level of input that is significant to the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is Level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgement, considering factors specific to the asset or liability.

The following table analyses within the fair value hierarchy the Fund's financial assets and financial liabilities measured at fair value as at 30 September:

	2020	2019
	£	**£**
Level 1		
Financial assets at fair value through profit or loss	15,760,569	15,149,111
	15,760,569	15,149,111

There have been no movements between levels during the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

16. UNITHOLDERS' CAPITAL

In accordance with the Trust Instrument, distributions may be made to the unitholders of the Fund. Distributions are to be made rateably in accordance with the number of units held or deemed to be held on the relevant distribution date. The unitholders are only entitled to vote at meetings of the unitholders on specific resolutions as detailed in the trust instrument. At meetings of the unitholders, on a poll, every holder is entitled to one vote in respect of each unit held.

In a winding-up the unitholders have the right to receive all surplus assets available for distribution after settlement of the Class units' liabilities.

There is no upper or lower number of units that may be issued in the Fund.

Reconciliation of movement in units in issue	**2020 Units**	**2019 Units**
A Accumulation units		
Opening balance	36,669,667	35,776,011
Issued	(15,000)	893,656
Closing balance	36,654,667	36,669,667
B Accumulation units		
Opening balance	70,000,000	70,000,000
Issued	-	-
Closing balance	70,000,000	70,000,000
C Accumulation units		
Opening balance	1,817,819	1,152,350
Issued	1,335,896	665,469
Closing balance	3,153,715	1,817,819
D Accumulation Units		
Opening balance	15,000,000	-
Issued	7,253,604	15,000,000
Closing balance	22,253,604	15,000,000
E Accumulation Units		
Opening balance	200,000	-
Issued	664,047	200,000
Closing balance	864,047	200,000
Total units in issue	**132,926,033**	**123,687,485**

The terms of each share class are as set out in the Fund prospectus.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

16. RELATED PARTY TRANSACTIONS AND MATERIAL CONTRACTS

Fees Payable to the Manager

The Management fee is charged at 0.6% p.a of the NAV of the Fund for the Class "A" units, 0.5% p.a. of the NAV of the Fund for the Class "B" units and 0.85% p.a. of the NAV of the Fund for the Class "C" units.

For units D and E the management fee is charged at 0.75% p.a for the NAV of the Fund and 1.5% p.a of the NAV of the Fund, respectively.

These fees are calculated by reference to the Net Asset Value of the Fund attributable to the relevant Units and shall be calculated and accrued at each Dealing Day.

Fees charged during the year by the Manager were £828,316(2019: £691,388) of which £79,143 (2019: £63,167) remained unpaid at 30 September 2020.

In addition, the Manager shall be entitled to receive a performance fee set at 15% of the outperformance of the Fund when measured against a benchmark set at 5% annual increase in the NAV of the Fund.

An amount of £452,702 (2019: £961,823) was charged for the year of which £nil (2019: £112,428) remained unpaid at 30 September 2020.

Fees payable to the Trustee

The Trustee is entitled to an amount of £10,000 per annum, plus a percentage of the Gross Asset Value of the fund based on the below scale:

Up to £150 million	0.05% per annum
Between £150 million and £300 million	0.03% per annum
Above £300 million	0.02% per annum

The Trustee is also entitled to additional, transactional fees of £500 per third party bank account set up with a £20 fee incurred for each transaction processed.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

17. RELATED PARTY TRANSACTIONS AND MATERIAL CONTRACTS (CONTINUED)

They are also due £2,000 per property transaction and £100 for any non-real estate type assets.

The fee is subject to a minimum annual amount of £25,000. Fees charged by the Trustee during the year, including fees capitalised, were £102,380 (2019: £84,925), of which £8,115 (2019: £7,093) remains unpaid at 30 September 2020.

Fees Payable to the Administrator

The Administration fee is charged at a rate dependent on the NAV of the Fund, as detailed below, with an annual minimum fee of £40,000.

Up to £50 million	0.2% per annum
Between £50 million and £350 million	0.125% per annum
Above £350 million	0.05% per annum

Fees charged by the Administrator during the year were £238,175 (2019: £209,901), of which £22,168 (2019: £18,794) remained unpaid at 30 September 2020.

Investment in related Fund

The Fund has an investment in Darwin Leisure Property Fund, C Accumulation units, a fund with common management, see Note 14.

Directors

I Burns, A Esse, J Penney, R Smith and M Tolcher are Directors of Darwin Alternative Investment Management (Guernsey) Limited, Darwin Leisure Development Properties (Guernsey) Limited and Darwin Leisure Development Finance (Guernsey) Limited.

The Directors of the Manager were remunerated by Darwin Alternative Investment Management (Guernsey) Limited except, for A Esse and J Penney who have waived their fees.

At 30 September 2020, A Esse owned 327,117 units (2019: 327,117) of the C Accumulation class. J Penney owned 150,000 units (2019: 150,000) of the A Accumulation class and is a trustee of The Penney discretionary trust that holds 162,429.9521 units as at September 2020 (2019: nil). R Smith had an interest in 20,000 units (2019: 19,908) of the C Accumulation Class. Smoke Rise Holdings Limited, a company controlled by I Burns held 20,000 units (2019: 20,000) of the C Accumulation class.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

17. RELATED PARTY TRANSACTIONS AND MATERIAL CONTRACTS (CONTINUED)

Directors (continued)

M Tolcher owned 15,000 units (2019: 15,000) of the C Accumulation class. C Esse, son of A Esse, owned 20,000 units (2019: 20,000) of the A Accumulation Class. P White, Managing Director of the Administrator, Vistra Fund Services (Guernsey) Limited, owned 25,000 units (2019: 25,000) of the A Accumulation class.

Purchase of KP Club (Kilnwick Percy)

During the year the Fund purchased the property, and operating company, at KP Club for an amount, of £25,931,917. The property and operating company were acquired from Darwin Leisure Property Fund, a related party due to common control, the Directors of the respective Investment Managers are the same. The purchase price was determined as the average of the DCF valuations for three months prior to the completion of the sale.

18. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES

Market risk: Other price risk

The Fund is exposed to market price risk as it holds an investment in the Darwin Leisure Property Fund ("DLPF").

Market price risk associated with the investment in DLPF is not considered to be significant due to the nature of the investment. The investment is also open ended and shares can be redeemed on demand. As this risk is not considered significant sensitivity analysis has not been presented.

Market Risk

The Fund is exposed to risk associated with the effects of fluctuation in the prevailing levels of market interest rates on its cash position.

Interest Rate Risk

The interest rate profile of the financial assets and liabilities as at the consolidated balance sheet date is as follows:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

18. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (CONTINUED)

Market risk: Interest rate risk (continued)

As at 30 September 2020	**Floating rate**	**Non-interest bearing**	**Total**
	£	**£**	**£**
Assets			
Cash and cash equivalents	8,591,824	-	8,591,824
Debtors	-	1,798,750	1,798,750
Total assets	**8,591,824**	**1,798,750**	**10,390,574**
Liabilities			
Creditors	-	(1,206,971)	(1,206,971)
Net assets attributable to unitholders	-	(169,734,260)	(169,734,260)
Total liabilities	**-**	**(170,941,231)**	**(170,941,231)**

As at 30 September 2019	**Floating rate**	**Non-interest bearing**	**Total**
	£	**£**	**£**
Assets			
Cash and cash equivalents	46,127,183	-	46,127,183
Fixed deposit account	25,000,000	-	25,000,000
Debtors	-	494,976	494,976
Total assets	**71,127,183**	**494,976**	**71,622,159**
Liabilities			
Creditors	(10,000,000)	(1,518,430)	(11,518,430)
Net assets attributable to unitholders	-	(149,596,632)	(149,596,632)
Total liabilities	**(10,000,000)**	**(151,115,062)**	**(161,115,062)**

Considering the effect on cash balances, an increase in 50 basis points in interest rates as at reporting date would have increased net assets and income for the year of £429,591 (2019: £355,636). A decrease of 50 basis points would have had an equal but opposite effect. The calculations are based on the balances at the reporting date and are not representative of the year as a whole. A 50 basis point increase/decrease represents the Manager's assessment of the possible changes in interest rates within the next 12 months.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

18. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (CONTINUED)

Market risk: Interest rate risk (continued)

Considering the effect on creditors of the loan balance payable, an increase in 50 basis points in interest rates as at reporting date would have decreased net assets and income for the year by £nil (2019: £50,000). A decrease of 50 basis points would have had an equal but opposite effect. The calculations are based on the balances at the reporting date and are not representative of the year as a whole. A 50 basis point increase/decrease represents the Manager's assessment of the possible changes in interest rates within the next 12 months.

Operational risks

Rental income and the market value for properties are generally affected by overall conditions in the economy, such as changes in gross domestic product, employment trends, inflation, the availability of banking finance and changes in interest rates, which in turn may impact the demand for caravan rental.

Both rental income and property values may also be affected by other factors specific to the real estate and leisure markets, such as competition from other property owners, the perceptions of prospective tenants of the attractiveness, convenience and safety of properties, the periodic need to renovate, repair and release space and the costs thereof, the costs of maintenance and insurance, and increased operating costs.

The Directors of the Manager monitor the operating assets monthly using the DCF model received from the investment adviser, The Directors of the Manager have engaged Smith and Williamson, Business Valuers, to review the DCF model on a quarterly basis.

Liquidity risk

The Fund's constitution provides for the monthly creation and cancellation of units and it is therefore exposed to the liquidity risk of meeting unitholder redemptions at any time and the repayment of the loan. The Fund's main assets are property assets which are traded in an environment where deal timescales can take place over months. As a result, the Fund may not be able to liquidate quickly some of its properties at an amount close to its fair value in order to meet liquidity requirements.

Cash balances are maintained to ensure that the Fund is able to meet expenses, distributions and requests for redemption of units. Where redemption requests exceed cash available to the Fund, the Manager is entitled to suspend the redemption process until the Fund has been able to realise sufficient funds from the orderly disposal of property. To date no such suspension was necessary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the year ended 30 September 2020

18. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (CONTINUED)

Liquidity risk (continued)

As at 30 September 2020

	Due within 30 days	Due between 30 days and 60 days	Due between 60 days and 1 year	Due after 1 year	Total
	£	£	£	£	£
Financial assets at FVTPL	15,760,569	-	-	-	15,760,569
Debtors	1,798,750	-	-	-	1,798,750
Fixed deposit account	-	-	-	-	-
Cash and cash equivalents	8,591,824	-	-	-	8,591,824
	26,151,143	**-**	**-**	**-**	**26,151,143**
Net assets due to unitholders	-	-	(44,568,122)	(125,166,138)	(169,734,260)
Creditors	(1,206,971)	-	-	-	(1,206,971)
	(1,206,971)	**-**	**(44,568,122)**	**(125,166,138)**	**(170,941,231)**
Total liquidity sensitivity gap	**24,944,172**	**-**	**(44,568,122)**	**(125,166,138)**	**(144,790,088)**

As at 30 September 2019

	Due within 30 days	Due between 30 days and 60 days	Due between 60 days and 1 year	Due after 1 year	Total
	£	£	£	£	£
Financial assets at FVTPL	15,149,111	-	-	-	15,149,111
Debtors	494,976	-	-	-	494,976
Fixed deposit account	-	-	25,000,000	-	25,000,000
Cash and cash equivalents	46,127,183	-	-	-	46,127,183
	61,771,270	**-**	**25,000,000**	**-**	**86,771,270**
Net assets due to unitholders	-	-	(39,280,466)	(110,316,166)	(149,596,632)
Creditors	(1,518,430)	-	-	-	(1,518,430)
					-
	(1,518,430)	**-**	**(39,280,466)**	**(110,316,166)**	**(151,115,062)**
Total liquidity sensitivity gap	**60,252,840**	**-**	**(14,280,466)**	**(110,316,166)**	**(64,343,792)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

18. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (CONTINUED)

Credit risk

Credit risk is the risk that an issuer or counterparty will be unable or unwilling to meet a commitment that it has entered into with the Fund. In the event of a default by a tenant, the Fund will suffer a rental income shortfall and incur additional costs, including legal expenses, in maintaining, insuring and re-letting the property. There are no significant concentrations of credit risk within the Fund other than the concentration of balances held with Butterfield Bank which amount to £8,591,824 (2019: £71,127,183).

During the year the Group transferred accounts to Butterfield Bank from Lloyds Bank.

Credit risk in respect of other financial assets and is reflected in the carrying value of these assets being set to their fair value, as they represent cash and financial instruments held with the Fund's bankers. The Manager regularly reviews the credit ratings of the Fund's bankers.

Credit risk in relation to banking is managed by the Board monitoring the risk ratings of the counter party (Butterfield Bank). Their current rating is Moody's A2.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2020

19. NET ASSET VALUE PER UNIT

	2020	2019
	£	£
Units in issue	132,926,033	123,687,486
Net asset value per unit (valuation)	1.2532	1.1871
Net asset value per unit (financial statements)	1.2769	1.2095
Individual Fund class value per unit		
A accumulation value per unit (Valuation)	1.2754	1.2011
A accumulation value per unit (Financial Statements)	1.2994	1.2238
B accumulation value per unit (Valuation)	1.2800	1.2045
B accumulation value per unit (Financial Statements)	1.3041	1.2272
C accumulation value per unit (Valuation)	1.2689	1.2148
C accumulation value per unit (Financial Statements)	1.2912	1.2202
D accumulation value per unit (Valuation)	1.1373	1.0725
D accumulation value per unit (Financial Statements)	1.1587	1.0927
E accumulation value per unit (Valuation)	1.0653	1.0110
E accumulation value per unit (Financial Statements)	1.0854	1.0300

20. CONTROLLING PARTY

Darwin Alternative Investment Management (Guernsey) Limited ("the Manager") together with Butterfield Bank (Guernsey) Limited ("the Trustee") are regarded as the controlling parties of the Fund by virtue of them acting in concert under the terms of the Trust Instrument.

21. EVENTS AFTER THE END OF THE REPORTING PERIOD

Other than the continuation of the COVID-19 pandemic, there have been no subsequent events.