

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

**Company Registration Number:
16064310 (England and Wales)**

Unaudited statutory accounts for the year ended 31 December 2025

Period of accounts

Start date: 6 November 2024

End date: 31 December 2025

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

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BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

Directors' report period ended 31 December 2025

The directors present their report with the financial statements of the company for the period ended 31 December 2025

Principal activities of the company

BGO Europe IV Logistics UK Didcot PropCo Limited the "Company" was formed to acquire and hold industrial land, a property located at Signia Park, Didcot, Oxfordshire, United Kingdom (the "Property"). The Company qualifies as a small company as defined in the Companies Act 2006 in respect of the financial period, and has applied the rules of the 'Small Companies Regime' in accordance with applicable sections of the Companies Act 2006.

Directors

The directors shown below have held office during the whole of the period from
6 November 2024 to 31 December 2025

Ian Christopher Jason Ford
Gareth James Purcell

Secretary

Citco REIF Services UK Limited

The above report has been prepared in accordance with the special provisions in part 15 of the Companies Act 2006

This report was approved by the board of directors on
5 August 2026

And signed on behalf of the board by:
Name: Ian Christopher Jason Ford
Status: Director

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

Profit And Loss Account for the Period Ended 31 December 2025

*14 months to 31
December 2025*

	£
Administrative expenses:	(52,742)
Operating profit(or loss):	<u>(52,742)</u>
Interest receivable and similar income:	270
Interest payable and similar charges:	(7,945)
Profit(or loss) before tax:	<u>(60,417)</u>
Tax:	(73)
Profit(or loss) for the financial year:	<u>(60,490)</u>

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

Balance sheet

As at 31 December 2025

	<i>Notes</i>	<i>14 months to 31 December 2025</i>
		£
Fixed assets		
Tangible assets:	3	193,216
Total fixed assets:		<u>193,216</u>
Current assets		
Debtors:	4	1,598
Cash at bank and in hand:		6,249
Total current assets:		<u>7,847</u>
Creditors: amounts falling due within one year:	5	(104,552)
Net current assets (liabilities):		<u>(96,705)</u>
Total assets less current liabilities:		<u>96,511</u>
Creditors: amounts falling due after more than one year:	6	(133,450)
Total net assets (liabilities):		<u>(36,939)</u>
Capital and reserves		
Called up share capital:		300
Share premium account:		23,251
Profit and loss account:		(60,490)
Total Shareholders' funds:		<u>(36,939)</u>

The notes form part of these financial statements

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

Balance sheet statements

For the year ending 31 December 2025 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

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

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

**This report was approved by the board of directors on 5 August 2026
and signed on behalf of the board by:**

Name: Ian Christopher Jason Ford
Status: Director

The notes form part of these financial statements

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2025

1. Accounting policies

Basis of measurement and preparation

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

Other accounting policies

2.1. Basis of preparation

The 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 the Republic of Ireland' ('FRS 102') and the Companies Act 2006.

The financial statements are denominated in pounds sterling (£ or GBP).

These financial statements have been prepared using the historical cost convention.

2.2. Summary of disclosure exemptions

The Company has taken advantages of the following exemptions for small entities in preparing financial statements, as permitted by FRS 102:

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 33 Related Party Disclosures paragraph 33.1A

The Company has taken advantage of the exemption available in Section 414B of the Companies Act 2006 not to prepare a Strategic Report.

2.3. Going concern

For the period ended 31 December 2025, the Company's current liability exceeds its current assets, with a net current liability position of GBP 96,705. Consequently, the going concern of the activities of the Company is dependent on its future cash flows and profitable operations, as well as the continuous financial support from its Shareholders. The Shareholders of the Company will make available all such financial resources as are necessary to enable the Company to continue its normal operating activities and to meet its financial obligations as they arise. Accordingly, the financial statements of the Company had been prepared under a going concern basis.

2.4. Interest income

Interest income is recognised using the effective interest rate method.

2.5. Expenses

Expenses are recognised as soon as there is a legal or constructive obligation committing the Company to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accrual basis.

2.6. Tangible fixed assets

Investment property is measured at cost, including transaction costs, on initial recognition and subsequently at fair value with any change in the fair value therein recognised in profit or loss.

2.7. Cash and cash equivalents

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

2.8. Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortized cost using the effective interest method.

2.9. Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Dividends and other distributions to company's shareholders are recognised as a liability in the financial statements in the period in which the dividends and other distributions are approved by the company's shareholders. These amounts are recognised in the statement of changes in equity.

2.10. Foreign currency transactions and balances

Transactions in foreign currencies are initially recorded at the functional currency rate prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated into the respective functional currency of the entity at the rates prevailing on the reporting period date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rate on the date when the fair value is re-measured. Non-monetary items measured in terms of historical cost in a foreign currency are not retranslated. Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the income statement for the period.

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

Notes to the Financial Statements for the Period Ended 31 December 2025

2. Employees

*14 months to 31
December 2025*

Average number of employees during the period

0

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Notes to the Financial Statements

for the Period Ended 31 December 2025

3. Tangible assets

	Land & buildings	Plant & machinery	Fixtures & fittings	Office equipment	Motor vehicles	Total
Cost	£	£	£	£	£	£
Additions	193,216					193,216
Disposals						
Revaluations						
Transfers						
At 31 December 2025	193,216					193,216
Depreciation						
Charge for year						
On disposals						
Other adjustments						
At 31 December 2025						
Net book value						
At 31 December 2025	193,216					193,216

BGO EUROPE IV LOGISTICS UK DIDCOT PROPCO LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2025

4. Debtors

*14 months to 31
December 2025*

£

Other debtors

1,598

Total

1,598

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Notes to the Financial Statements

for the Period Ended 31 December 2025

5. Creditors: amounts falling due within one year note

	<i>14 months to 31 December 2025</i>
	<i>£</i>
Trade creditors	39,763
Accruals and deferred income	56,844
Other creditors	7,945
Total	<u>104,552</u>

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Notes to the Financial Statements

for the Period Ended 31 December 2025

6. Creditors: amounts falling due after more than one year note

	<i>14 months to 31 December 2025</i>
	<i>£</i>
Other creditors	133,450
Total	<u>133,450</u>

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Notes to the Financial Statements

for the Period Ended 31 December 2025

7. Loans to directors

The Directors did not receive any remuneration from the Company in the period and no contributions were made by the Company during the period ended 31 December 2025.

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Notes to the Financial Statements

for the Period Ended 31 December 2025

8. Off balance sheet arrangements

Subsequent to the reporting date, on 19 May 2026, the "Company" completed the acquisition of the freehold property known as Signia Park, Didcot, Oxfordshire (registered at HM Land Registry under title number ON316668) from Clowes Developments (UK) Limited, pursuant to a Contract for Sale dated 14 November 2024.

The purchase price paid was £13,500,000 (exclusive of VAT), reflecting the Buyer's waiver of the Planning Agreement Costs Condition as set out in the sale agreement.

No other significant post balance sheet events occurred from financial period end until the date of the issuance of these financial statements.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.