

Registered number: 08028388

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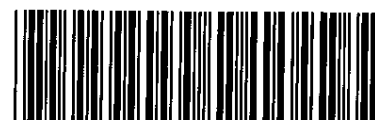
## NETWORK SPACE HOLDINGS LIMITED

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### ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2022

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**NETWORK SPACE HOLDINGS LIMITED**

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**COMPANY INFORMATION**

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<b>Directors</b>	R Ainscough D Adamson S Barnes N Jones M Mellor
<b>Registered number</b>	08028388
<b>Registered office</b>	Centrix House Crow Lane East Newton Le Willows Merseyside WA12 9UY
<b>Independent auditor</b>	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor Royal Liver Building Liverpool L3 1PS

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**NETWORK SPACE HOLDINGS LIMITED**

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## NETWORK SPACE HOLDINGS LIMITED

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### GROUP STRATEGIC REPORT FOR THE YEAR ENDED 30 JUNE 2022

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#### Objective

Network Space's objective remains to create "Better places for business". This is achieved by specialising in the provision of exceptional commercial property for local, national and international organisations. Network Space Holdings Limited is the group parent of four autonomous business operations undertaking Investment, Development, Management and Capital funding activities, predominantly in the industrial property sector.

#### Strategy

The board of directors recognise their responsibilities in developing and delivering a robust and effective strategy to deliver the stated objective of the group.

The board continue to pursue a group corporate strategy of value creation and continuous improvement through:

- selective value-add investment in industrial property, for both proprietary and partner portfolios
- pre-let and speculative new build and refurbished development of best-in-class industrial property
- proactive, sector-leading asset and estate management of both proprietary and partner portfolios supported by cutting edge IT systems.

As a foundation for dynamic and effective strategic governance, the board have recognised the importance of a clearly defined Vision, Mission and Values which have been developed in consultation with the wider workforce.

#### Business model

The board of Network Space Holdings is comprised of the Group MD, Group FD and subsidiary MD's. This ensures that the operating subsidiaries collaborate and adhere to the Group's strategy, objective, vision, mission and values. Beyond this each subsidiary is responsible for implementing their own individual strategy that is complementary to that of the group. Each subsidiary holds its own monthly board meeting where business strategy is regularly reviewed and for which a full suite of financial and operational board reports are produced.

Since the beginning of the pandemic the board have met on a weekly basis to discuss operational and administrative matters to ensure prompt organisational response to the fast-changing circumstances, this practice has continued in the post-pandemic era.

#### Matters of strategic importance

Post-pandemic supply chain issues have led to a significant increase in both the cost and lead times of building materials, which in turn have led to higher costs and delays in new developments. During the financial year, the impact of this had been partially mitigated by continued improvements in industrial property values, arising from higher occupier and investor demand.

Since the end of the reported financial year, the tightening of monetary policy in response to inflation has led to a softening of investor demand for real estate in general, whilst occupier demand for the property developed or retained by the group has remained robust. The net result of this is expected to be a plateauing of the values of property held within the group through the following financial year.

The group has previously reported its focus on refurbishment projects, in which the recycling and repurposing of the fabric of existing land and buildings reduces exposure to building material costs and delays, as well as supporting the group's longer-term sustainability agenda.

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**NETWORK SPACE HOLDINGS LIMITED**

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**GROUP STRATEGIC REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2022**

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**Analysis of performance and position**

***Financial***

At the year-end balance sheet date of 30th June 2022, the consolidated profit and loss account reports a profit before tax of £21.9m (2021 £22.9m). The table below shows how this has been achieved:

	<b>£m</b>
Retained portfolio income returns	4.7
Increases in the value of retained investment property	14.0
Profits on development activity	5.5
Management Fees and Other income	<u>3.7</u>
	27.9
Overheads and interest	<u>(6.0)</u>
Profit Before Tax	<u>21.9</u>

The consolidated balance sheet shows an investment portfolio valued at £122.7m and development land stock of £26.5m. £29.0m was drawn on the investment RCF and development loans stood at £8.7m, equating to a group wide ratio of 25% for loans as a percentage of total land and property assets. This is in keeping with the group's prudent approach to financing.

Group cash balances totalled £10.4m, a net increase of £4.9m during the year.

***Commercial***

New developments completed and/or sold in the year include Element, Knowsley 103,500 sq ft.

Developments that were on site at year-end include Glass Futures, St Helens 166,000 sq ft; Tunstall Arrow North, Stoke-on-Trent 110,000 sq ft; Woodhouse Link, Sheffield 117,000 sq ft; Gateway 49 Ph4, Warrington 5,000 sq ft and Triumph Business Park, Liverpool 138,500 sq ft.

Planning consents secured in the year include Broadheath Networkcentre, Altrincham 205,500 sq ft and Ashroyd Business Park Ph 2, Barnsley 94,500 sq ft. Developments pending planning approval included Sovereign Industry Park Ph 1, Liverpool 193,000 sq ft; Brookfield Business Park, Liverpool 72,050 sq ft; Element Ph 2, Knowsley 202,000 and Estuary Commerce Park, Liverpool 131,500 sq ft.

New investment acquisitions totalling over £6m were completed during the year, including Canal Road, Bradford, Isabella Road, Leeds and Lockett Road, Wigan.

Assets under management totalled £490m, across 5.1 million sq ft, collecting rents of £20.8m p.a. During the financial year we are proud to have averaged a full rent collection rate of over 96% across all portfolios.

**Trends and factors**

Investment demand for industrial property continued to strengthen during the reported financial year, as did occupational demand. This was partly because of post-pandemic demand and the increase of e-commerce.

**Key performance indicators**

The board focusses on performance that will result in growth of net asset value of both the group and the individual subsidiary business operations. To support this, several KPIs are used across the business units.

Capital transactions, whether investment or development in nature, are appraised and monitored through IRR analysis and cash-flows, with allowances made for the associated risk. Income returns are monitored every month against financial budgets, as are commercial KPIs such as void rates, net portfolio yields, weighted unexpired lease terms (WAULT) and average net effective rent (ANER).

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**NETWORK SPACE HOLDINGS LIMITED**

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**GROUP STRATEGIC REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2022**

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**Principal risks and uncertainties**

***Materials supplies***

The supply of building materials within budget and expected timescales continued to be a material risk through the course of the financial year. The impact was mitigated by the continued strengthening of industrial values, development approach and design efficiency.

***Planning delays***

Delays in the planning system continue to significantly restrict all development. Our schemes are selected and designed in such a way that we would not anticipate adverse feedback to our planning applications and the impact of delays are mitigated.

***Credit risk***

Credit risk is managed by a detailed credit assessment of every tenancy application, overseen by the Group Finance Director. The credit rating and key appointments of the top tenancies by value are actively monitored and form part of the management accounts reporting. Trade debts are closely monitored and regular meetings are held to agree recovery strategies.

For development projects, both contractors and clients of development management contracts or pre-let/pre-sale agreements are also subject to detailed credit assessments. Appropriate cashflow protections are sought if considered necessary.

***Revenue***

Revenue is principally made up of rental income, management fees and development asset sales. Directors actively monitor and report movement in rental values with quoting terms adjusted accordingly. Fee income is contractual, the board ensures that performance expectations are maintained or exceeded.

***Political, Economic, Sociological, Technological, Legal and Environmental risk***

As part of regularly revisiting the strategic process, the directors monitor external risks by use of a PESTLE analysis. By the nature of the industry, external risk has a bearing on market sentiment, from both an investor and occupier perspective. The board ensures that current and future possible risks are considered when committing to significant capital transactions, whether for development or investment purposes.

***Interest rates***

The Bank of England's official Bank Rate rose from 0.1% to 1.25% during the financial year. The group takes a prudent approach to debt financing and regularly models the sensitivity of business operations to forecast increased borrowing costs and inform the affordability of proposed capital commitments. Interest rate hedging is actively considered and executed when appropriate, at the year-end £20 million of debt was hedged by a swap. All associated covenants were well covered during the year.

Long-term business forecasts have regularly tested resilience to increases in interest rates, as these have continued to rise after the year-end their impact on existing and future capital commitments continues to be actively modelled and considered.

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**NETWORK SPACE HOLDINGS LIMITED**

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**GROUP STRATEGIC REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2022**

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**Principal risks and uncertainties (continued)**

**Valuation**

The investment portfolio is regularly valued, as instructed by either Directors or HSBC UK Bank plc. The valuation policy is to adopt JLL's valuations as they are conducted (whether instructed by the bank or not). All values are audited.

**Liquidity**

For each operating company in the group, and for the group itself, a detailed and prudent modelling of cashflows is regularly undertaken. A short-term 13-week cashflow forecast ensures that there are sufficient cash and debt reserves available to cover immediate liabilities, operational costs, overheads and interest. A detailed group-wide 3-year cash flow forecast to monitor medium to long term liquidity is produced on a quarterly basis, with relevant and prudent sensitivities being analysed.

The group does not maintain a formal policy for dividends; earnings have historically been retained for reinvestment for future growth and this is intended to remain the case. Dividends are only considered when the company board are satisfied that there are sufficient capital and reserves on the balance sheet to make distributions.

**Environmental, employee, social, community and human rights matters**

All retained investment property, new developments and refurbishments undertaken target a BREEAM rating of "Very Good" or "Excellent" and EPC ratings of B and higher.

As at the 30th June 2022 Network Space Holdings employed 14 male, 22 female and 1 non-binary members of staff. The board of directors was made up of 4 males and 1 female.

Network Space Holdings observes the National Living Wage and ensures that employee pay matches or exceeds it.

During the financial year the group made charitable contributions totalling £126k, through both direct donations, sponsorship and the supporting of fundraising events.

This report was approved by the board and signed on its behalf.

*Richard Ainscough*

**R Ainscough**

Director

Date: 30/11/2022

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## NETWORK SPACE HOLDINGS LIMITED

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### DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2022

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The directors present their report and the financial statements for the year ended 30 June 2022.

#### Financial performance

The profit for the year, after taxation, amounted to £17.3m (2021: £19m).

#### Dividends

The directors have paid a dividend of £9.7m during the year (2021: £1.25m).

#### Directors

The directors who served during the year were:

R Ainscough  
D Adamson  
S Barnes  
N Jones  
M Mellor

#### Directors' Responsibilities Statement

The directors are responsible for preparing the Group Strategic Report, the Directors' Report and the consolidated financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law, including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and profit or loss of the Group for that period. In preparing these financial statements, the directors are required to:

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

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

#### Qualifying third party indemnity provisions

The company has made qualifying third party indemnity provisions for the benefit of its directors and the directors of associated companies. These provisions were in place throughout the year and remain in force at the date of this report.



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**NETWORK SPACE HOLDINGS LIMITED**

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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2022**

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**Post balance sheet events**

Outside of the ordinary course of trading (i.e. sales of both investment property and new developments), there have been no significant events affecting the group since the year end.

**Disclosure of information to auditor**

The directors confirm that:

- so far as each director is aware, there is no relevant audit information of which the company and the Group's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company and the Group's auditor is aware of that information.

**Auditor**

The auditor, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 30/11/2022 and signed on its behalf.



**D Adamson**  
Director



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## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NETWORK SPACE HOLDINGS LIMITED

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### Opinion

We have audited the financial statements of Network Space Holdings Limited (the 'parent company') and its subsidiaries (the 'Group') for the year, which comprise the Consolidated Statement of Comprehensive Income, the Consolidated and company Balance Sheets, the Consolidated and company Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Group's and of the parent company's affairs as at 30 June 2022 and of the Group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### Basis for opinion

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

### Conclusions relating to going concern

We are responsible for concluding on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and of the parent company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the auditor's opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the Group and the parent company to cease to continue as a going concern.

In our evaluation of the directors' conclusions, we considered the inherent risks associated with the Group's and of the parent company's business model including effects arising from macro-economic uncertainties such as Brexit and Covid-19, we assessed and challenged the reasonableness of estimates made by the directors and the related disclosures and analysed how those risks might affect the Group's and of the parent company's financial resources or ability to continue operations over the going concern period.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group's and of the parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.



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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NETWORK SPACE HOLDINGS LIMITED  
(CONTINUED)**

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In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

The responsibilities of the directors with respect to going concern are described in the 'Responsibilities of directors for the financial statements' section of this report.

**Other information**

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the Group Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.



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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NETWORK SPACE HOLDINGS LIMITED  
(CONTINUED)**

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**Matter on which we are required to report under the Companies Act 2006**

In the light of the knowledge and understanding of the Group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Directors' Report.

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

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

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of directors for the financial statements**

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Group's and the parent company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or the parent company or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditor's Report.



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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NETWORK SPACE HOLDINGS LIMITED  
(CONTINUED)**

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**Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks applicable to the group and parent company and industry in which it operates through our general commercial and sector experience and discussions with management. We determined that the following laws and regulations were most significant: FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and Companies Act 2006. We enquired of management whether they had any knowledge of actual, suspected fraud. We corroborated the results of our enquiries to supporting documentation such as board minute reviews. From the procedures performed we did not identify any matters relating to non-compliance with laws and regulation or matters in relation to fraud.
- We assessed the susceptibility of the group's financial statements to material misstatement, including how fraud might occur. Audit procedures performed by the engagement team included:
  - Challenging assumptions and judgments made by management in its significant accounting estimates;
  - Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations;
  - Assessing the extent of compliance with the relevant laws and regulations as part of our procedures on the related financial statement item.
- These audit procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error and detecting irregularities that result from fraud is inherently more difficult than detecting those that result from error, as fraud may involve collusion, deliberate concealment, forgery or intentional misrepresentations. Also, the further removed non-compliance with laws and regulations is from events and transactions reflected in the financial statements, the less likely we would become aware of it;
- The assessment of the appropriateness of the collective competence and capabilities of the engagement team included consideration of the group and parent company engagement team's knowledge of the industry in which the client operates, and the understanding of, and practical experience with, audit engagements of a similar nature and complexity through appropriate training and participation; and
- The engagement team's discussions in respect of potential non-compliance with laws and regulations and fraud included the risk of fraud in revenue recognition.



**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NETWORK SPACE HOLDINGS LIMITED  
(CONTINUED)**

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- In assessing the potential risk of material misstatement, we obtained an understanding of the group's operations, including the nature of its revenue sources to understand the classes of transactions, account balances, *expected financial statement disclosures and business risks that may result in material misstatement*, and the company's control environment, including the adequacy of procedures for the authorisation of transactions.

**Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Grant Thornton UK LLP*

Carl Williams FCCA  
Senior Statutory Auditor  
for and on behalf of Grant Thornton UK LLP  
Statutory Auditor, Chartered Accountants  
Liverpool  
Date: 30/11/2022

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**NETWORK SPACE HOLDINGS LIMITED**

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**CONSOLIDATED PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 30 JUNE 2022**

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	Note	2022 £000	2021 £000
Turnover	4	29,429	21,097
Expenses		(22,850)	(15,899)
Exceptional items		-	344
Other operating income		23	1,073
(Loss)/profit on disposal of tangible fixed assets		(6)	1,026
Revaluation of investment property	17	14,011	15,160
Governments grants receivable		997	-
<b>Operating profit</b>	5	<b>21,604</b>	<b>22,801</b>
Group share of operating profit from Joint Ventures		729	-
Interest receivable and similar income	9	281	679
Interest payable and similar expenses	10	(684)	(621)
<b>Profit before taxation</b>		<b>21,930</b>	<b>22,859</b>
Tax on profit	11	(4,621)	(3,897)
<b>Profit for the financial year</b>		<b>17,309</b>	<b>18,962</b>
<b>Profit for the year attributable to:</b>			
Non-controlling interests		210	490
Owners of the parent company		17,099	18,472
		<b>17,309</b>	<b>18,962</b>

There were no recognised gains and losses for 2022 or 2021 other than those included in the consolidated profit and loss account.

There was no other comprehensive income for 2022 (2021: £Nil).

The notes on pages 19 to 46 form part of these financial statements.

**NETWORK SPACE HOLDINGS LIMITED**  
**REGISTERED NUMBER:08028388**

**CONSOLIDATED BALANCE SHEET**  
**AS AT 30 JUNE 2022**

	Note	2022 £000	2021 £000
<b>Fixed assets</b>			
Intangible fixed assets	14	64	107
Tangible assets	15	159	66
Investments	16	1,443	515
Investment property	17	122,725	75,266
		<u>124,391</u>	<u>75,954</u>
<b>Current assets</b>			
Stocks	18	26,528	43,582
Debtors: amounts falling due after more than one year	19	46	1,398
Debtors: amounts falling due within one year	19	12,907	12,695
Cash at bank and in hand	20	10,363	5,501
		<u>49,844</u>	<u>63,176</u>
Creditors: amounts falling due within one year	21	(54,324)	(12,641)
<b>Net current (liabilities)/assets</b>		<u>(4,480)</u>	<u>50,535</u>
<b>Total assets less current liabilities</b>		<u>119,911</u>	<u>126,489</u>
Creditors: amounts falling due after more than one year	22	(8,700)	(24,800)
<b>Provisions for liabilities</b>			
Deferred taxation	24	(7,073)	(5,303)
<b>Net assets</b>		<u><u>104,138</u></u>	<u><u>96,386</u></u>



**NETWORK SPACE HOLDINGS LIMITED**  
**REGISTERED NUMBER:08028388**

**CONSOLIDATED BALANCE SHEET (CONTINUED)**  
**AS AT 30 JUNE 2022**

	Note	2022 £000	2021 £000
<b>Capital and reserves</b>			
Called up share capital	25	47	47
Share premium account	26	180	180
Capital redemption reserve	26	5	5
Investment property revaluation reserve	26	30,343	26,299
Profit and loss account	26	71,422	67,931
<b>Equity attributable to owners of the parent company</b>		<u>101,997</u>	<u>94,462</u>
Non-controlling interests		2,141	1,924
		<u><b>104,138</b></u>	<u><b>96,386</b></u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 30/11/2022



**D Adamson**  
Director


The notes on pages 19 to 46 form part of these financial statements.

**NETWORK SPACE HOLDINGS LIMITED**  
**REGISTERED NUMBER:08028388**

**COMPANY BALANCE SHEET**  
**AS AT 30 JUNE 2022**

	Note	2022 £000	2021 £000
<b>Fixed assets</b>			
Intangible assets	14	60	66
Tangible assets	15	129	54
Investments	16	29,326	29,227
		<u>29,515</u>	<u>29,347</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	19	20,429	30,485
Cash at bank and in hand	20	6,282	1,050
		<u>26,711</u>	<u>31,535</u>
Creditors: amounts falling due within one year	21	(11,875)	(7,180)
<b>Net current assets</b>		<u>14,836</u>	<u>24,355</u>
<b>Total assets less current liabilities</b>		<u>44,351</u>	<u>53,702</u>
<b>Provisions for liabilities</b>			
Deferred taxation	24	-	(4)
<b>Net assets</b>		<u><u>44,351</u></u>	<u><u>53,698</u></u>
<b>Capital and reserves</b>			
Called up share capital	25	47	47
Capital redemption reserve	26	5	5
Profit and loss account	26	44,299	53,646
		<u><u>44,351</u></u>	<u><u>53,698</u></u>

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

  
**D Adamson**  
 Director  
 Date: 30/11/2022

The notes on pages 19 to 46 form part of these financial statements.

## NETWORK SPACE HOLDINGS LIMITED

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2022**

	Called up share capital £000	Share premium account £000	Capital redemption reserve £000	Revaluation reserve £000	Profit and loss account £000	Equity attributable to owners of parent company £000	Non- controlling interests £000	Total equity £000
At 1 July 2021	47	180	5	26,299	67,931	94,462	1,924	96,386
<b>Comprehensive income for the year</b>								
Profit for the year	-	-	-	-	17,099	17,099	210	17,309
<b>Total comprehensive income for the year</b>								
Dividends	-	-	-	-	(9,700)	(9,700)	-	(9,700)
Transfer to profit and loss account	-	-	-	-	143	143	-	143
Property revaluations	-	-	-	3,704	(3,704)	-	-	-
Non-controlling interest	-	-	-	340	(347)	(7)	7	-
<b>Total transactions with owners</b>								
	-	-	-	4,044	(13,608)	(9,564)	7	(9,557)
<b>At 30 June 2022</b>	<b>47</b>	<b>180</b>	<b>5</b>	<b>30,343</b>	<b>71,422</b>	<b>101,997</b>	<b>2,141</b>	<b>104,138</b>

The notes on pages 19 to 46 form part of these financial statements.

## NETWORK SPACE HOLDINGS LIMITED

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2021**

	Called up share capital £000	Share premium account £000	Capital redemption reserve £000	Revaluation reserve £000	Profit and loss account £000	Equity attributable to owners of parent company £000	Non- controlling interests £000	Total equity £000
At 1 July 2020	47	180	5	19,689	57,397	77,318	1,439	78,757
<b>Comprehensive income for the year</b>								
Profit for the year	-	-	-	-	18,472	18,472	490	18,962
<b>Total comprehensive income for the year</b>								
Dividends	-	-	-	-	18,472	18,472	490	18,962
Transfer to/from profit and loss account	-	-	-	-	(1,250)	(1,250)	-	(1,250)
Property revaluations	-	-	-	-	(83)	(83)	-	(83)
Non-controlling interest	-	-	-	6,594	(6,594)	-	-	-
	-	-	-	16	(11)	5	(5)	-
<b>Total transactions with owners</b>								
	-	-	-	6,610	(7,938)	(1,328)	(5)	(1,333)
<b>At 30 June 2021</b>	<b>47</b>	<b>180</b>	<b>5</b>	<b>26,299</b>	<b>67,931</b>	<b>94,462</b>	<b>1,924</b>	<b>96,386</b>

The notes on pages 19 to 46 form part of these financial statements.

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**NETWORK SPACE HOLDINGS LIMITED**

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**COMPANY STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2022**

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	Called up share capital £000	Capital redemption reserve £000	Profit and loss account £000	Total equity £000
At 1 July 2021	47	5	53,646	53,698
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	353	353
	-	-	353	353
<b>Total comprehensive income for the year</b>				
<b>Contributions by and distributions to owners</b>				
Dividends	-	-	(9,700)	(9,700)
	-	-	(9,700)	(9,700)
<b>Total transactions with owners</b>				
<b>At 30 June 2022</b>	<b>47</b>	<b>5</b>	<b>44,299</b>	<b>44,351</b>

**COMPANY STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2021**

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	Called up share capital £000	Capital redemption reserve £000	Profit and loss account £000	Total equity £000
At 1 July 2020	47	5	54,439	54,491
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	457	457
	-	-	457	457
<b>Total comprehensive income for the year</b>				
<b>Contributions by and distributions to owners</b>				
Dividends	-	-	(1,250)	(1,250)
	-	-	(1,250)	(1,250)
<b>Total transactions with owners</b>				
<b>At 30 June 2021</b>	<b>47</b>	<b>5</b>	<b>53,646</b>	<b>53,698</b>

The notes on pages 19 to 46 form part of these financial statements.

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## NETWORK SPACE HOLDINGS LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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#### 1. General information

*Network Space Holdings Limited is a private company limited by shares and incorporated in England and Wales. Its registered head office is located at Centrix House, Crow Lane East, Newton Le Willows, St Helens, Merseyside, WA12 9UY.*

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

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

The functional and presentational currency is pound sterling (£). All amounts in the financial statements have been rounded to the nearest £1,000.

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

The company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Profit and Loss account in these financial statements.

The parent and group have taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

- the requirements of Section 7 to present a statement of cash flows
- the requirements of Section 33 to present related party disclosures;
- financial instrument disclosures including:
  - categories of financial instruments
  - items of income, expenses, gains or losses relating to financial instruments, and
  - exposure to management of financial risks

The information is included in the consolidated financial statements of *Datum Edge Limited* as at 30 June 2022 and these financial statements may be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

The following principal accounting policies have been applied:

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## NETWORK SPACE HOLDINGS LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## 2. Accounting policies (continued)

### 2.2 Basis of consolidation

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

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

In accordance with the transitional exemption available in FRS 102, the group has chosen not to retrospectively apply the standard to business combinations that occurred before the date of transition to FRS 102, being 30 June 2014.

### 2.3 Going concern

The directors have produced forecasts and business models for the group covering the period to June 2024. These forecasts identify that the group can meet its day to day working capital requirements through current cash resources and availability of group funding.

The group operates under a banking facility totaling £45m which runs until 11 December 2022. The facility is being renewed.

Management produce quarterly business plans for each operating company, and at a wider group level, to take account of current and forecast trading conditions. In light of the ongoing economic uncertainty caused by Brexit, the Covid-19 pandemic and the war in Ukraine, the Board continue to closely scrutinise the plans and test the robustness of assumptions made, including stress-testing scenarios for significant reductions in rental income, management fees and development turnover. At the time of signing the financial statements, no such reductions have materialised.

The directors confirm that adequate financial support is available should it be required and confirm that no company within the group will recall any amounts due from another group company unless the company owing any amounts are in a position to do so. The main Group Board continues to meet at frequent, regular intervals, which in addition to regular Board cycles, ensure that adequate resource, skill and financial support is afforded to each area of the business in a timely manner.

At the time of signing the financial statements, the group had seen negligible impact on the operations of any of its businesses, with cash generation remaining strong, and the industrial property sector remaining buoyant. The directors are therefore satisfied that the regular processes employed to monitor business operations continue to confirm that adoption of the going concern assumption is correct.

### 2.4 Revenue

Rental income is recognised on a straight-line basis over the course of the period of the lease. Any differences between the cash receipts and straight line recognition are deferred/accrued as appropriate.

Other income is recognised at the point which the economic benefits flow to the company and the revenue can be reliably measured.

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**2. Accounting policies (continued)**

**2.5 Operating leases: the Group as lessee**

Rentals paid under operating leases are charged to profit or loss on a straight-line basis over the lease term.

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

The Group has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 01 July 2014 to continue to be charged over the period to the first market rent review rather than the term of the lease.

**2.6 Government grants**

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Consolidated Profit and Loss account in the same period as the related expenditure.

**2.7 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

**2.8 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.9 Pensions**

**Defined contribution pension plan**

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

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



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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**2. Accounting policies (continued)**

**2.10 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

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

*Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:*

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries, associates, branches and joint ventures and the Group can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**2.11 Intangible assets**

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

All intangible assets are considered to have a finite useful life. If a reliable estimate of the useful life cannot be made, the useful life shall not exceed ten years.

**2.12 Exceptional items**

Exceptional items are transactions that fall within the ordinary activities of the Group but are presented separately due to their size or incidence.

**2.13 Tangible fixed assets**

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

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**2. Accounting policies (continued)**

**2.13 Tangible fixed assets (continued)**

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery, fixtures and fittings etc. - 4 - 33% straight line

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

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

**2.14 Investment property**

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Consolidated Profit and Loss account.

Fair values are determined from market based evidence. Professionally qualified external valuers are engaged to value a portion of the property portfolio each year. All properties receive a valuation externally at least once every 3 years.

**2.15 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in listed company shares are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in profit or loss for the period.

Investments in unlisted group shares, whose market value can be reliably determined, are remeasured to market value at each Balance Sheet date. Gains and losses on remeasurement are recognised in the Consolidated Profit and Loss account for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

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## NETWORK SPACE HOLDINGS LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

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## 2. Accounting policies (continued)

### 2.16 Associates and joint ventures

An entity is treated as a joint venture where the Group is a party to a contractual agreement with one or more parties from outside the Group to undertake an economic activity that is subject to joint control.

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

In the consolidated accounts, interests in associated undertakings are accounted for using the equity method of accounting. Under this method an equity investment is initially recognised at the transaction price (including transaction costs) and is subsequently adjusted to reflect the investors share of the profit or loss, other comprehensive income and equity of the associate. The Consolidated Profit and Loss account includes the Group's share of the operating results, interest, pre-tax results and attributable taxation of such undertakings applying accounting policies consistent with those of the Group. In the Consolidated Balance Sheet, the interests in associated undertakings are shown as the Group's share of the identifiable net assets, including any unamortised premium paid on acquisition.

Any premium on acquisition is dealt with in accordance with the goodwill policy.

### 2.17 Stocks

Stocks comprise land held for developments and developments under construction and are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

### 2.18 Debtors

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

### 2.19 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

### 2.20 Creditors

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

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**2. Accounting policies (continued)**

**2.21 Provisions for liabilities**

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

Provisions are charged as an expense to profit or loss in the year that the Group becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

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

**2.22 Financial instruments**

*The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.*

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Consolidated Profit and Loss account.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Group would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**2.23 Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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

*Critical accounting judgements and key sources of estimation uncertainty*

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the Balance Sheet date and the amounts reported for revenues and during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

*Development expenditure*

Development expenditure is capitalised in accordance with the accounting policy set out for stock in note 2. Initial capitalisation is based on management's judgement that technical and economic feasibility is confirmed through the use of established project management models. In determining the ongoing amounts to be capitalised, management make assumptions regarding the expected future cash generation of the asset and the expected period of benefits.

*Revaluation of investment properties*

The group carries its investment property at fair value, with changes in fair value being recorded in the profit and loss account. The properties have been valued by the directors as at 30 June 2022. Valuations are sensitive to estimated yields and occupancy rates, as well as current market conditions (see note 17).

*Recoverability and impairment of non-financial assets*

Where there are indicators of impairment of individual assets, the group performs impairment tests based on fair value less costs to sell or a value in use calculation. Recoverable amounts are sensitive to the discount rates used in a discounted cash flow model, and to the estimates of future cash flows and growth rates used to extrapolate values. Any impairment losses recognised will only be reversed in a subsequent period if the reasons for the impairment loss have ceased to apply.

*Taxation*

The group establishes tax provisions based on reasonable estimates. The amount of such provisions is based on various factors, such as experience with previous tax audits and interpretations of tax regulations. Management estimation is required to determine the amount of deferred tax assets or liabilities to be recognised, based upon the likely future timing and level of taxable profits, together with an assessment of the effect of future tax planning strategies.

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**NETWORK SPACE HOLDINGS LIMITED**


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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**


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**4. Turnover**

Turnover represents the rental income receivable in the year, amounts derived from the provision of site services to customers during the year and proceeds from the sale of trading developments (excluding value added tax). Rental incentives are spread over the life of the related lease. Sales of investment properties are recorded in Profit on sale of investment.

	2022 £000	2021 £000
Sale of trading developments	7,391	3,114
Investment property rentals	7,521	4,475
Development management fee	13,428	10,319
Management of real estate fee	1,089	3,189
	<u>29,429</u>	<u>21,097</u>

All turnover is derived from UK operations and is recognised when the services are delivered.

**5. Operating profit**

The operating profit is stated after charging:

	2022 £000	2021 £000
Amortisation of intangible assets, including goodwill	62	56
Depreciation of tangible fixed assets	58	39
(Loss)/profit on sale of fixed assets	(6)	1,026
	<u>          </u>	<u>          </u>

**6. Auditor's remuneration**

	2022 £000	2021 £000
Fees payable to the Group's auditor and its associates for the audit of the Group's annual financial statements	15	17
	<u>          </u>	<u>          </u>

**Fees payable to the Group's auditor and its associates in respect of:**

Audit of financial statements of subsidiaries of the company	63	61
Taxation compliance services	28	24
Other services relating to taxation	8	10
Accounts preparation services	27	18
	<u>          </u>	<u>          </u>

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**7. Employees**

Staff costs, including directors' remuneration, were as follows:

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>
Wages and salaries	3,609	2,948
Social security costs	388	301
Cost of defined contribution scheme	91	82
	<u>4,088</u>	<u>3,331</u>

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

	<b>2022 No.</b>	<i>2021 No.</i>
Administration	32	32
Management	7	7
	<u>39</u>	<u>39</u>

All employees were employed and remunerated by the company.

**8. Directors' remuneration**

	<b>2022 £000</b>	<i>2021 £000</i>
Directors' emoluments	1,683	1,725
Group contributions to defined contribution pension schemes	34	32
	<u>1,717</u>	<u>1,757</u>

The aggregate of emoluments of the highest paid director was £654,725 (2021: £625,348) and company pension contributions of £10,875 (2021: £9,996) were made to a money purchase scheme on their behalf.

During the year retirement benefits accrued to four (2021: four) directors under a money purchase pension scheme.

For details on directors share based payments please see note 28.

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**9. Interest receivable**

	2022 £000	2021 £000
Bank and other interest receivable	281	679

**10. Interest payable and similar expenses**

	2022 £000	2021 £000
Bank interest payable	574	582
Loans from group undertakings	106	3
Other loan interest payable	4	36
	<u>684</u>	<u>621</u>

**11. Taxation**

	2022 £000	2021 £000
<b>Corporation tax</b>		
Current tax on profits for the year	2,856	2,053
Adjustments in respect of previous periods	(5)	-
<b>Total current tax</b>	<u>2,851</u>	<u>2,053</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	1,473	1,092
Effect of tax rate change on opening balance	297	752
<b>Total deferred tax</b>	<u>1,770</u>	<u>1,844</u>
<b>Taxation on profit on ordinary activities</b>	<u>4,621</u>	<u>3,897</u>



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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**11. Taxation (continued)**

**Factors affecting tax charge for the year**

The tax assessed for the year is higher than (2021 - *lower than*) the standard rate of corporation tax in the UK of 19% (2021 - 19%). The differences are explained below:

	<b>2022 £000</b>	<b>2021 £000</b>
Profit on ordinary activities before tax	<b>21,930</b>	<b>22,859</b>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021: 19%)	<b>4,166</b>	<b>4,343</b>
<b>Effects of:</b>		
Non-deductible expenses	<b>49</b>	<b>49</b>
Fixed asset timing differences	<b>(255)</b>	<b>(1,335)</b>
Income not taxable for tax purposes	<b>(2,666)</b>	<b>(2,841)</b>
Deferred tax - adjustment in respect of prior years	<b>-</b>	<b>(12)</b>
Chargeable gains/(losses)	<b>2,619</b>	<b>2,907</b>
Deferred tax not recognised	<b>-</b>	<b>(410)</b>
Closing deferred tax gross timing differences	<b>-</b>	<b>1,151</b>
Other differences	<b>-</b>	<b>45</b>
Adjustments to tax charge in respect of prior periods	<b>29</b>	<b>-</b>
Remeasurement of deferred tax for change in tax rates	<b>679</b>	<b>-</b>
<b>Total tax charge for the year</b>	<b>4,621</b>	<b>3,897</b>

**Factors that may affect future tax charges**

In the Spring Budget 2021, the Government announced that from 1 April 2023 the corporation tax rate will increase to 25%. Since the proposal to increase the rate to 25% has been substantively enacted at the balance sheet date, its effects are included in the deferred tax provision.

**12. Dividends**

	<b>2022 £000</b>	<b>2021 £000</b>
Dividends paid £206.38 per ordinary share (2021: £26.60 per ordinary share)	<b>9,700</b>	<b>1,250</b>

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**13. Exceptional items**

	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>
Exceptional items	<u>-</u>	<u>344</u>

Following the disposal of a fixed asset investment in the year ended 30 June 2019, the group received a further payment of £344k in the prior year.

**14. Intangible assets****Group**

	<b>Software</b>
	<b>£000</b>
<b>Cost</b>	
At 1 July 2021	232
Additions	19
At 30 June 2022	<u>251</u>
<b>Amortisation</b>	
At 1 July 2021	125
Charge for the year on owned assets	62
At 30 June 2022	<u>187</u>
<b>Net book value</b>	
At 30 June 2022	<u>64</u>
At 30 June 2021	<u>107</u>

Amortisation on intangible assets is charged to admin expenses.

Additions during the year are in respect of costs associated with software.

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**14. Intangible assets (continued)**

**Company**

	<b>Software £000</b>
<b>Cost</b>	
At 1 July 2021	<b>66</b>
Additions	<b>19</b>
At 30 June 2022	<b>85</b>
<b>Amortisation</b>	
Charge for the year	<b>25</b>
At 30 June 2022	<b>25</b>
<b>Net book value</b>	
At 30 June 2022	<b>60</b>
At 30 June 2021	<b>66</b>

Amortisation on intangible assets is charged to admin expenses.

Additions during the year are in respect of costs associated with software.

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**15. Tangible fixed assets**

**Group**

	<b>Plant and machinery £000</b>
<b>Cost or valuation</b>	
At 1 July 2021	203
Additions	154
Disposals	(11)
At 30 June 2022	<u>346</u>
<b>Depreciation</b>	
At 1 July 2021	137
Charge for the year	58
Disposals	(8)
At 30 June 2022	<u>187</u>
<b>Net book value</b>	
At 30 June 2022	<u><u>159</u></u>
At 30 June 2021	<u><u>66</u></u>

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**15. Tangible fixed assets (continued)**

**Company**

	<b>Plant, machinery &amp; fixtures &amp; fittings £000</b>
<b>Cost or valuation</b>	
At 1 July 2021	149
Additions	126
At 30 June 2022	<u>275</u>
<b>Depreciation</b>	
At 1 July 2021	95
Charge for the year	51
At 30 June 2022	<u>146</u>
<b>Net book value</b>	
At 30 June 2022	<u><u>129</u></u>
At 30 June 2021	<u><u>54</u></u>

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

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**16. Fixed asset investments**

**Group**

	<b>Investments £000</b>
<b>Cost or valuation</b>	
At 1 July 2021	515
Additions	928
At 30 June 2022	<u>1,443</u>
<b>Net book value</b>	
At 30 June 2022	<u>1,443</u>
At 30 June 2021	<u>515</u>

During the year, investments were made into listed shares which has been fair valued at the reporting date, and also into a joint venture.

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**NETWORK SPACE HOLDINGS LIMITED**

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**16. Fixed asset investments (continued)**

**Company**

	<b>Investments in subsidiary companies £000</b>
<b>Cost or valuation</b>	
At 1 July 2021	<b>29,227</b>
Additions	<b>99</b>
At 30 June 2022	<b>29,326</b>
<b>Net book value</b>	
At 30 June 2022	<b>29,326</b>
<i>At 30 June 2021</i>	<i>29,227</i>

During the year, an investment was made into listed shares which has been fair valued at the reporting date.

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**NETWORK SPACE HOLDINGS LIMITED**


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**NOTES TO THE FINANCIAL STATEMENTS  
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**16. Fixed asset investments (continued)****Subsidiary undertakings**

The following were subsidiary undertakings of the company:

<b>Name</b>	<b>Registered office</b>	<b>Principal activity</b>	<b>Class of shares</b>	<b>Holding</b>
Network Space Investments Limited	Centrix House, Crow Lane East, Newton-Le-Willows, Merseyside, WA12 9UY	Property Investment	Ordinary	100%
Network Space (Networkcentres) Limited	Centrix House, Crow Lane East, Newton-Le-Willows, Merseyside, WA12 9UY	Property Investment	Ordinary	100%
Network Space Land Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, WA12 9UY	Property Investment and Development	Ordinary	100%
NS Festival Gardens Limited	Centrix House, Crow Lane East, Newton Le Willows, WA12 9UY	Property Development	Ordinary	100%
NSM Property & Asset Management Limited	Centrix House, Crow Lane East, Newton Le Willows St Helens, Merseyside, WA12 9UY	Property Management	Ordinary	95%
Network Space Projects Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, WA12 9UY	Property Management and Development	Ordinary	100%
Network Space Capital Limited	Centrix House, Crow Lane, Newton Le Willows, Merseyside, England, WA12 9UY	Property Development	Ordinary	100%
St Helens Stadium Limited	Centrix House, 26 Crow Lane East, Newton-Le-Willows, WA12 9UY	Property Management	Ordinary	100%
Network Space Developments Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, United Kingdom, WA12 9UY	Property Development	Ordinary	95%
NSD Huyton Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, United Kingdom, WA12 9UY	Property Development	Ordinary	100%
NSD Altrincham Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, United Kingdom, WA12 9UY	Property Development	Ordinary	100%



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**NETWORK SPACE HOLDINGS LIMITED**


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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**


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**16. Fixed asset investments (continued)****Subsidiary undertakings (continued)**

<b>Name</b>	<b>Registered office</b>	<b>Principal activity</b>	<b>Class of shares</b>	<b>Holding</b>
NS (PDMS) Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, United Kingdom, WA12 9UY	Dormant	Ordinary	100%
NSM Property Investments Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, United Kingdom, WA12 9UY	Dormant	Ordinary	100%
NS Investments North East Limited	Centrix House, Crow Lane East, Newton Le Willows, WA12 9UY	Dormant	Ordinary	100%
Network Space NE Limited	Centrix House, Crow Lane East, Newton Le Willows, WA12 9UY	Dormant	Ordinary	100%
NS Managed Services Limited	Centrix House Crow Lane East, Newton Le Willows, St Helens, Merseyside, WA12 9UY	Dormant	Ordinary	100%
NS Shelfco 1 Limited	Centrix House, Crow Lane East, Newton Le Willows, St Helens, WA12 9UY	Dormant	Ordinary	50%
NS Shelfco 2 Limited	Centrix House, Crow Lane East, Newton Le Willows, St Helens, WA12 9UY	Dormant	Ordinary	100%
NS Shelfco 3 Limited	Centrix House, Crow Lane East, Newton Le Willows, St Helens, WA12 9UY	Dormant	Ordinary	100%
NS North East Nominees Limited	Centrix House, Crow Lane East, Newton Le Willows, WA12 9UY	Dormant	Ordinary	100%
NS JV Limited	Centrix House, Crow Lane East, Newton Le Willows, WA12 9UY	Proper Development	Ordinary	100%

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FOR THE YEAR ENDED 30 JUNE 2022**


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**16. Fixed asset investments (continued)****Subsidiary undertakings (continued)**

NSM Property Investments Limited is a direct subsidiary of NSM Property & Asset Management Limited. Network Space NE Limited and NS North East Nominees Limited are direct subsidiaries of NS Investments North East Limited.

Network Space (Networkcentres) Limited, NS Festival Gardens Limited and Network Space Capital Limited are entitled to and have taken advantage from audit available under Section 479A of the Companies Act 2006 related to subsidiary companies.

**17. Investment property****Group**

	Development property £000	Investment property £000	Total £000
<b>Valuation</b>			
At 1 July 2021	1,726	73,540	75,266
Additions at cost	9,597	7,289	16,886
Disposals	-	(14,896)	(14,896)
Surplus on revaluation	-	14,011	14,011
Reclassification from stock	31,458	-	31,458
<b>At 30 June 2022</b>	<b>42,781</b>	<b>79,944</b>	<b>122,725</b>

The historical cost of re-valued investment properties as at 30 June 2022 was £75,726,000 (2021: £43,862,000).

Investment properties have been valued by an independent external valuer. The valuation was undertaken in accordance with the Royal Institution of Chartered Surveyors Valuation Standards (6th Edition) in June 2022 for all properties.

The valuations, which are supported by market evidence, are prepared by considering the aggregate of the net annual rents receivable from the properties and where relevant, associated costs. A yield which reflects the specific risks inherent in the net cash flows is then applied to the net annual rentals to arrive at the property valuation.

Development property represents properties in the course of development at the year end.

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**18. Stocks**

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>
Raw materials and consumables	<b>26,528</b>	<i>43,582</i>

**19. Debtors**

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>	<b>Company 2022 £000</b>	<i>Company 2021 £000</i>
<b>Due after more than one year</b>				
Trade debtors	<b>46</b>	<i>1,398</i>	<b>-</b>	<i>-</i>
<b>Due within one year</b>				
Trade debtors	<b>1,712</b>	<i>2,227</i>	<b>1</b>	<i>55</i>
Amounts owed by group undertakings	<b>-</b>	<i>-</i>	<b>20,293</b>	<i>30,313</i>
Amounts owed by joint ventures and associated undertakings	<b>2,168</b>	<i>8,241</i>	<b>-</b>	<i>-</i>
Other debtors	<b>2,316</b>	<i>1,174</i>	<b>22</b>	<i>39</i>
Prepayments and accrued income	<b>6,711</b>	<i>1,053</i>	<b>113</b>	<i>78</i>
	<b>12,907</b>	<i>12,695</i>	<b>20,429</b>	<i>30,485</i>

Amounts owed to the company by group undertakings are interest bearing and repayable on demand.

Network Space Capital holds a 50% stake in Interchange 26 LLP. At the year end the amounts owed to the company by the joint venture was £2,168,000. On 8 July 2021, the joint venture repaid the sum of £6,406,500.

**20. Cash and cash equivalents**

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>	<b>Company 2022 £000</b>	<i>Company 2021 £000</i>
Cash at bank and in hand	<b>10,363</b>	<i>5,501</i>	<b>6,282</b>	<i>1,050</i>

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**21. Creditors: Amounts falling due within one year**

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>	<b>Company 2022 £000</b>	<i>Company 2021 £000</i>
Bank loans	29,000	-	-	-
Trade creditors	890	1,153	41	18
Amounts owed to group undertakings	9,983	1,524	11,331	6,723
Corporation tax	864	226	24	64
Other taxation and social security	87	196	233	196
Deposits	623	591	-	-
Other creditors	502	1,020	20	18
Accruals and deferred income	11,390	7,321	226	161
Rents in advance	985	610	-	-
	<u><b>54,324</b></u>	<u><i>12,641</i></u>	<u><b>11,875</b></u>	<u><i>7,180</i></u>

The amounts owed to group undertakings falling due within one year are repayable on demand and interest is charged at a commercial rate.

**22. Creditors: Amounts falling due after more than one year**

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>
Bank loans	-	24,800
Other loans	8,700	-
	<u><b>8,700</b></u>	<u><i>24,800</i></u>

Details regarding the bank loans included in the table above can be found in note 23, interest bearing loans and borrowings.

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**23. Loans**

This note provides information about the contractual terms of the group's interest-bearing loans and borrowings, measured at amortised cost.

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>
<b>Amounts falling due within one year</b>		
Bank loans	<b>29,000</b>	-
<b>Amounts falling due 1-2 years</b>		
Bank loans	-	24,800
<b>Amounts falling due 2-5 years</b>		
Other loans	<b>8,700</b>	-
	<u><b>37,700</b></u>	<u>24,800</u>

The group operates under a banking facility totalling £35m which was approved on 11 December 2019 and runs until 11 December 2022 at which point the total loan is due for repayment. Interest rates are charged on both fixed and variable rates.

The bank loans are secured by fixed and floating charges on certain investment properties of the group.

Other loans represent borrowings from Chrysalis Limited Partnership and accrue interest on a variable basis. The loans are due for repayment in full in November 2025. They are secured by fixed and floating charges on certain assets of the group.

**24. Deferred taxation**

**Group**

	<b>2022 £000</b>	<i>2021 £000</i>
At beginning of year	<b>(5,303)</b>	(3,459)
Charged to profit or loss	<b>(1,770)</b>	(1,844)
<b>At end of year</b>	<u><b>(7,073)</b></u>	<u>(5,303)</u>

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**NETWORK SPACE HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**24. Deferred taxation (continued)**

**Company**

	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>
At beginning of year	(4)	(7)
Credited to profit or loss	-	3
Utilised in year	4	-
<b>At end of year</b>	<b>-</b>	<b>(4)</b>

The provision for deferred taxation is made up as follows:

	<b>Group</b>	<b>Group</b>	<b>Company</b>	<b>Company</b>
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
Fixed asset timing differences	(776)	-	-	-
Accelerated capital allowances	-	325	-	(7)
Losses and other deductions	3	-	-	-
Capital gains/losses	(6,315)	(5,754)	-	-
Short-term timing differences	16	126	-	3
	<b>(7,072)</b>	<b>(5,303)</b>	<b>-</b>	<b>(4)</b>

**25. Share capital**

	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>
<b>Allotted, called up and fully paid</b>		
47,000 (2021 - 47,000) Ordinary shares of £1 each	<b>47</b>	<b>47</b>

**Ordinary shares**

Each holder of an Ordinary Share is entitled to receive notice of, and to attend and speak at, any general meeting of the company. Any such holder shall, on a show of hands have one vote, and on a poll have one vote, for each Ordinary Share that they hold.

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**NETWORK SPACE HOLDINGS LIMITED**


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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**


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**26. Reserves****Share premium account**

Includes any premiums received on issue of share capital. Any transaction costs associated with the issuing of shares are deducted from share premium.

**Revaluation reserve**

Includes all historic revaluation gains recognised on investment properties net of deferred tax.

**Capital redemption reserve**

A non-distributable reserve which includes amounts transferred following the purchase of the company's own shares.

**Profit and loss account**

Includes all current and prior period retained profits and losses.

**27. Analysis of net debt**

	At 1 July 2021 £000	Cash flows £000	At 30 June 2022 £000
Cash at bank and in hand	5,501	4,861	10,362
Debt due within 1 year	-	(29,000)	(29,000)
Debt due after 1 year	(24,800)	16,100	(8,700)
	<u>(19,299)</u>	<u>(8,039)</u>	<u>(27,338)</u>

**28. Share based payments**

On 12 December 2019 the group issued 2 shares to management, 1 share at nominal value and 1 share at a rate which is considered to be less than market value. Under the articles the return due to management is based on a ratchet mechanism over 5 years of employment.

Management have determined that the transaction represents an equity settled share based payment and have performed a valuation at the grant date which is to be recognised over a 5 year vesting period in line with the ratchet mechanism. The total charge to the profit and loss for the period was £143k (2021: £217k).

**29. Pension commitments**

The pension cost charge for the year represents contributions payable by the group to the scheme and amounts to £97,000 (2021: £82,000). There were no outstanding amounts or prepayments at the year end.

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**NETWORK SPACE HOLDINGS LIMITED**

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**30. Commitments under operating leases**

At 30 June 2022 the group had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>
Within one year	<b>283</b>	284
Between two and five years	<b>1,133</b>	1,134
After five years	<b>10,268</b>	10,575
	<hr/> <b>11,684</b> <hr/>	<hr/> 11,993 <hr/>

**Company**

At 30 June 2022 and 30 June 2021 the company had no annual commitments under non-cancellable operating leases.

**31. Receipts under operating leases**

At 30 June 2022 the group had future minimum lease receipts under non-cancellable operating leases as follows:

	<b>Group 2022 £000</b>	<i>Group 2021 £000</i>
Not later than 1 year	<b>4,446</b>	3,788
Later than 1 year and not later than 5 years	<b>10,514</b>	7,472
Later than 5 years	<b>6,779</b>	4,107
	<hr/> <b>21,739</b> <hr/>	<hr/> 15,367 <hr/>

**Company**

At as 30 June 2022 and 30 June 2021 the company had no annual receipts under non-cancellable operating leases.

**32. Related party transactions**

*Transactions with key management personnel*

Total compensation of key management personnel (including the directors) in the year amounted to £1,717k (2021: £1,757k).



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**NETWORK SPACE HOLDINGS LIMITED**

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**33. Controlling party**

The immediate and ultimate parent company is Datum Edge Limited, which is controlled by Mr. R Ainscough by virtue of his controlling interest.

The results of the group are consolidated into Datum Edge Limited as the largest entity into which they are consolidated. Those accounts can be obtained from Companies House, Crown Way, Cardiff CF14 3UZ.