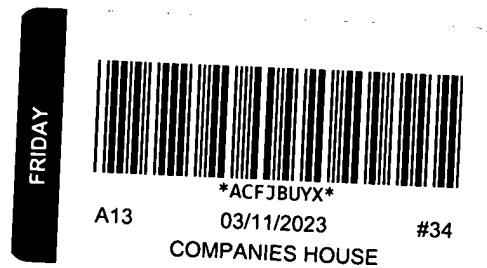


Registration number: 04167343

# Agecroft Properties (No. 2) Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2023



**Agecroft Properties (No. 2) Limited****Contents**

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**Agecroft Properties (No. 2) Limited**

**Company Information**

<b>Directors</b>	S McGeown R Hughes
<b>Company secretary</b>	Semperian Secretariat Services Limited
<b>Registered office</b>	Third Floor Broad Quay House Prince Street Bristol BS1 4DJ
<b>Independent Auditors</b>	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 2 Glass Wharf Temple Quay Bristol BS2 0FR

## **Agecroft Properties (No. 2) Limited**

### **Strategic Report for the Year Ended 31 March 2023**

The directors present their strategic report for the year ended 31 March 2023.

#### **Principal activity**

The principal activity of the company is the leasing of commercial properties and is likely to remain so for the foreseeable future.

#### **Results and review of business**

The loss for the year is set out in the profit and loss account on page 9. The directors consider the performance of the company during the year and the financial position at the end of the year, to be in line with the long term expected performance of the project, and its prospects for the future to be satisfactory.

#### **Principal risks and uncertainties**

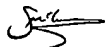
The company has taken on the activity, as detailed above, and is risk averse in its trading relationships with its customer and funders as determined by the terms of their respective detailed PFI contracts. The financial risks and the measures taken to mitigate them are as detailed in the Directors' report.

#### **Key performance indicators ('KPIs')**

The company's operations are managed under the supervision of its shareholders and funders and are largely determined by the detailed terms of the leasing contract which stipulates key performance criteria on operational activities. For this reason, the company's directors believe that further operational key performance indicators for the company are not necessary or appropriate for an understanding of the performance or position of the business. In addition the directors monitor compliance with debt covenant ratios as specified in the senior loan agreement, in particular the Debt Service Cover Ratio, and no non-compliance has been noted.

31 October 2023

Approved by the Board on ..... and signed on its behalf by:



.....  
S McGeown  
Director

## **Agecroft Properties (No. 2) Limited**

### **Directors' Report for the Year Ended 31 March 2023**

**Registration number: 04167343**

The directors present their report and the audited financial statements for the year ended 31 March 2023.

#### **Future developments**

No significant changes are expected to the company's activities, as set out in the Strategic Report, in the foreseeable future.

#### **Dividends**

A dividend of £1,375,713 (£1,375,713.00 per ordinary share) was paid during the year (2022: £330,872, £330,872.00 per ordinary share). On 30 June 2023 a dividend of £899,648 (£899,648 per ordinary share) and on 29 September 2023 a dividend of £884,000 (£884,000 per ordinary share) were declared and paid.

#### **Financial risk management**

The company has exposures to a variety of financial risks which are managed with the purpose of minimising any potential adverse effect on the company's performance. The directors have policies for managing each of these risks and they are summarised below:

##### ***Interest rate risk***

The senior debt interest has been fixed through the use of fixed funding rates, plus a margin, as set out in note 11.

The directors have decided to use synthetic LIBOR, rather than transitioning to SONIA, as the facility is due to be repaid in full by 30 June 2023.

##### ***Inflation risk***

The income and cost base of the company are not significantly impacted by the effects of inflation.

##### ***Liquidity risk***

The company adopts a prudent approach to liquidity management by endeavouring to maintain sufficient cash and liquid resources to meet its obligations as they fall due.

##### ***Credit risk***

The company receives the majority of its revenue from Agecroft Prison Management Limited and is not exposed to significant credit risk. Cash investments are with institutions of a suitable credit quality.

#### **Directors of the company**

The directors of the company who were in office during the year and up to the date of signing the financial statements were as follows:

S McGeown

R Hughes

## **Agecroft Properties (No. 2) Limited**

### **Directors' Report for the Year Ended 31 March 2023 (continued)**

#### **Statement of Directors' Responsibilities**

The directors are responsible for preparing the Annual Report and the Financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law).

Under company law, directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are also 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 enable them to ensure that the financial statements comply with the Companies Act 2006.

#### **Directors' confirmations**

In the case of each director in office at the date the Directors' Report is approved:

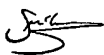
- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's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

#### **Reappointment of auditors**

The independent auditors, PricewaterhouseCoopers LLP, Chartered Accountants and Statutory Auditors, have signified their willingness to continue in office.

31 October 2023

Approved by the Board on ..... and signed on its behalf by:



.....  
S McGeown  
Director

## **Agecroft Properties (No. 2) Limited**

### **Independent Auditors' Report to the members of Agecroft Properties (No. 2) Limited**

#### **Report on the audit of the financial statements**

##### **Opinion**

In our opinion, Agecroft Properties (No. 2) Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2023 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 31 March 2023; the profit and loss account, statement of comprehensive income and statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **Independence**

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

##### **Conclusions relating to going concern**

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 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.

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.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

##### **Reporting on other information**

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion on or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

## **Agecroft Properties (No. 2) Limited**

### **Independent Auditors' Report to the members of Agecroft Properties (No. 2) Limited (continued)**

#### **Reporting on other information (continued)**

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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

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

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the year ended 31 March 2023 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

#### **Responsibilities for the financial statements and the audit**

##### *Responsibilities of the directors for the financial statements*

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

In preparing the financial statements, the directors are responsible for assessing the 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 company or to cease operations, or have no realistic alternative but to do so.



## **Agecroft Properties (No. 2) Limited**

### **Independent Auditors' Report to the members of Agecroft Properties (No. 2) Limited (continued)**

#### *Auditors' 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 auditors' 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.

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

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to UK corporation tax legislation and the Companies Act 2006, and we considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the engagement team included:

- Discussions with management and internal audit to enquire of any known instances of non-compliance with Laws and Regulations and Fraud
- Reading board minutes for evidence of breaches of regulations and reading relevant correspondence
- Challenging assumptions and judgements made by management in their significant accounting estimates
- Identifying and testing journal entries, in particular journal entries posted with unexpected account combinations
- Incorporating unpredictability into the nature, timing and/or extent of our testing

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

#### *Use of this report*

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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## **Agecroft Properties (No. 2) Limited**

### **Independent Auditors' Report to the members of Agecroft Properties (No. 2) Limited (continued)**

#### **Other required reporting**

##### **Companies Act 2006 exception reporting**

Under the Companies Act 2006 we are required to report to you if, in our opinion:

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

We have no exceptions to report arising from this responsibility.



.....  
Stephen Patey (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Bristol

Date: 1.November.2023

## Agecroft Properties (No. 2) Limited

### Profit and Loss Account for the Year Ended 31 March 2023

	Note	2023 £	2022 £
Gross rentals receivable under finance leases		5,084,004	5,084,004
Less: amounts allocated to the repayment of finance leases		<u>(4,090,242)</u>	<u>(3,739,090)</u>
<b>Gross earnings under finance leases</b>		993,762	1,344,914
Administrative expenses		<u>(184,085)</u>	<u>(169,064)</u>
<b>Operating profit</b>	4	809,677	1,175,850
Interest receivable and similar income	5	23,858	-
Interest payable and similar charges	6	<u>(569,505)</u>	<u>(806,855)</u>
<b>Profit before taxation</b>		264,030	368,995
Tax on profit	7	<u>(438,397)</u>	<u>(761,936)</u>
<b>Loss for the financial year</b>		<u><u>(174,367)</u></u>	<u><u>(392,941)</u></u>

The above results were derived from continuing operations.

### Statement of Comprehensive Income for the Year Ended 31 March 2023

	Note	2023 £	2022 £
<b>Loss for the financial year</b>		<u>(174,367)</u>	<u>(392,941)</u>
<b>Other comprehensive income / (expense):</b>			
Change in value of hedging instrument	16	26,679	43,671
Reclassifications to profit and loss	16	124,577	366,003
Deferred tax arising on unrealised movements on cash flow hedges	7	<u>(37,814)</u>	<u>(68,387)</u>
<b>Other comprehensive income / (expense) for the year, net of tax</b>		<u>113,442</u>	<u>341,287</u>
<b>Total comprehensive income / (expense) for the year</b>		<u><u>(60,925)</u></u>	<u><u>(51,654)</u></u>

The notes on pages 12 to 22 form an integral part of these financial statements.

**Agecroft Properties (No. 2) Limited****Balance Sheet as at 31 March 2023**

	Note	2023 £	2022 £
<b>Current assets</b>			
Debtors: Amounts falling due after more than one year	8	3,887,908	8,362,279
Debtors: Amounts falling due within one year	9	4,494,629	4,107,312
Cash at bank and in hand		<u>1,705,126</u>	<u>2,743,670</u>
		10,087,663	15,213,261
<b>Creditors: Amounts falling due within one year</b>	10	<u>(1,819,677)</u>	<u>(3,397,723)</u>
<b>Total assets less current liabilities</b>		8,267,986	11,815,538
<b>Creditors: Amounts falling due after more than one year</b>	10	(2,326,779)	(4,099,098)
<b>Provisions for liabilities</b>	12	<u>(681,796)</u>	<u>(1,020,391)</u>
<b>Net assets</b>		<u>5,259,411</u>	<u>6,696,049</u>
<b>Capital and reserves</b>			
Called up share capital	13	1	1
Cash flow hedge reserve		(4,700)	(118,142)
Profit and loss account		<u>5,264,110</u>	<u>6,814,190</u>
<b>Total equity</b>		<u>5,259,411</u>	<u>6,696,049</u>

31 October 2023

The financial statements on pages 9 to 22 were approved by the Board of Directors on ..... and signed on its behalf by:



.....

S McGeown

Director

The notes on pages 12 to 22 form an integral part of these financial statements.

**Agecroft Properties (No. 2) Limited****Statement of Changes in Equity for the Year Ended 31 March 2023**

	Note	Called up Share capital £	Cash flow hedge reserve £	Profit and loss account £	Total equity £
At 1 April 2021		1	(459,429)	7,538,003	7,078,575
Loss for the financial year		-	-	(392,941)	(392,941)
Other comprehensive income		-	341,287	-	341,287
Total comprehensive income		-	341,287	(392,941)	(51,654)
Dividends	14	-	-	(330,872)	(330,872)
At 31 March 2022		1	(118,142)	6,814,190	6,696,049

	Note	Called up Share capital £	Cash flow hedge reserve £	Profit and loss account £	Total equity £
At 1 April 2022		1	(118,142)	6,814,190	6,696,049
Loss for the financial year		-	-	(174,367)	(174,367)
Other comprehensive income		-	113,442	-	113,442
Total comprehensive income		-	113,442	(174,367)	(60,925)
Dividends	14	-	-	(1,375,713)	(1,375,713)
At 31 March 2023		1	(4,700)	5,264,110	5,259,411

The notes on pages 12 to 22 form an integral part of these financial statements.

## **Agecroft Properties (No. 2) Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2023**

#### **1 General information**

The principal activity of the company is the leasing of commercial properties and is likely to remain so for the foreseeable future.

The company is a private company limited by shares and is incorporated and domiciled in the United Kingdom.

The address of its registered office is:

Third Floor  
Broad Quay House  
Prince Street  
Bristol  
BS1 4DJ

The company's functional and presentation currency is the pound sterling.

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Statement of compliance**

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

##### **Basis of preparation**

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the recognition of certain financial assets and liabilities measured at fair value.

The project meets the definition of a Service Concession Arrangement under FRS 102, but the company has elected to take the exemption under FRS 102 paragraph 35.10(i) to continue to apply its previous accounting treatment under UK GAAP, as the project was entered into prior to the date of transition to FRS 102. Accordingly the assets under the PFI contract have continued to be accounted for as finance leases.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

##### **Finance leases**

Assets leased to customers under agreements which transfer substantially all the risks and rewards associated with ownership, other than legal title, are classified as finance leases.

The net investment in finance leases is included in debtors and represents total minimum lease payments less gross earnings allocated to future years and non-refundable rents in advance. Income from finance leases is credited to the profit and loss account, as 'Gross rentals receivable under finance leases' using the actuarial method to give a constant periodic rate of return on the net cash investment.

## Agecroft Properties (No. 2) Limited

### Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

#### 2 Accounting policies (continued)

##### **Tax**

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income / (expense) is also recognised directly in other comprehensive income / (expense).

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

Deferred tax is measured at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis. Deferred tax assets are only recognised when it is considered more likely than not that there will be suitable taxable profits from which the future reversal of underlying timing differences can be deducted.

##### **Financial Instruments**

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

##### **(a) Financial assets**

Basic financial assets, including trade and other receivables, finance debtors, cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method.

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

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

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

##### **(b) Financial liabilities**

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

## **Agecroft Properties (No. 2) Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

#### **2 Accounting policies (continued)**

##### ***(b) Financial liabilities (continued)***

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

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. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

##### ***(c) Offsetting***

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally 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.

##### ***(d) Derivatives and Hedging arrangements***

Derivatives, which may include interest rate swaps and RPI swaps, are not basic financial instruments.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate, unless they are included in hedging arrangements.

The company applies hedge accounting for transactions entered into to manage the cash flow exposures of borrowings. Interest rate swaps are held to manage the interest rate exposures and are designated as cash flow hedges of floating rate borrowings.

Changes in the fair values of derivatives designated as cash flow hedges, and which are effective, are recognised directly in equity. Any ineffectiveness in the hedging relationship (being the excess of the cumulative change in fair value of the hedging instrument since inception of the hedge over the cumulative change in the fair value of the hedged item since inception of the hedge) is recognised in the profit and loss account.

The gain or loss recognised in other comprehensive income / (expense) is reclassified to the profit and loss account in the same period in which the hedged transaction is recognised in the profit and loss account or when the hedge relationship ends. Hedge accounting is discontinued when the hedging instrument expires, no longer meets the hedging criteria, the forecast transaction is no longer highly probable, the hedged debt instrument is derecognised or the hedging instrument is terminated.

##### **Called up share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.



## Agecroft Properties (No. 2) Limited

### Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

#### 2 Accounting policies (continued)

##### Dividends

Final dividends and other distributions to the 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. Interim dividends are recognised when paid. These amounts are recognised in the statement of changes in equity.

##### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value. Cash balances are held in bank accounts which are subject to controls, exercised by the providers of the company's long term debt facilities, under the terms of its facility agreements.

##### Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions. The exemptions are:

- the requirement to prepare a statement of cash flows;
- certain financial instrument disclosures providing equivalent disclosures are included in the consolidated financial statements of the group in which the entity is consolidated;
- the requirement to disclose related party transactions, with the members of the same group, that are wholly owned;

#### 3 Critical accounting judgements and estimation uncertainty

Judgements, estimates and associated assumptions are based upon historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily available from other sources.

The judgements, estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to the accounting estimates made are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods. Actual results may subsequently differ from these estimates.

Certain critical accounting judgements and estimates as applicable, adopted by management, in applying the company's accounting policies are described below:

##### Judgements

###### Treatment of derivatives

The directors have adopted a policy of cash flow hedge accounting for derivative financial instruments and have assessed that the company's interest rate swaps meet the criteria for hedge accounting under FRS 102. This allows unrealised gains and losses to be deferred in a cash flow hedge reserve and only recognised through the profit and loss account at the same time as the hedged cash flows.

##### Estimates

###### Impairment of debtors

Management makes an estimate of the likely recoverable value of trade and other debtors by considering factors including the current credit rating, the ageing profile and the historical experience of the respective debtor. See notes 8 and 9 for the carrying value of the debtors.

## Agecroft Properties (No. 2) Limited

### Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

#### 3 Critical accounting judgements and estimation uncertainty (continued)

##### Measurement of derivatives

Derivative financial instruments are recognised at fair value. The measurement of fair value is based on estimates of future market interest and inflation rates and will therefore be subject to change. The company has used a third party expert to assist with valuing such instruments. See note 16 for the fair value of the financial instruments.

#### 4 Operating profit

The company had no employees during the year (2022: none). The emoluments of the directors are paid by the controlling parties. The directors services to this company and to a number of fellow group companies are primarily of a non executive nature and their emoluments are deemed to be wholly attributable to the controlling parties. The controlling parties charged £nil (2022: £nil) to the company in respect of these services.

The audit fee of £9,065 (2022: £8,316) has been paid on the company's behalf by a related company, Semperian Asset Management Limited, for which no recharge has been made (2022: £nil).

#### 5 Interest receivable and similar income

	2023 £	2022 £
Interest income on bank deposits	23,858	-
	<u>23,858</u>	<u>-</u>

#### 6 Interest payable and similar expenses

	2023 £	2022 £
Interest on bank borrowings	110,920	97,686
Interest rate swap costs	124,577	366,003
Other finance costs	9,136	18,294
Interest payable on loans from group undertakings	324,872	324,872
	<u>569,505</u>	<u>806,855</u>

**Agecroft Properties (No. 2) Limited****Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)****7 Tax on profit****(a) Tax expense included in profit or loss**

	2023 £	2022 £
<b>Current taxation</b>		
UK corporation tax	814,805	765,763
UK corporation tax adjustment to prior periods	<u>1</u>	<u>-</u>
Total current taxation	<u>814,806</u>	<u>765,763</u>
<b>Deferred taxation</b>		
Arising from origination and reversal of timing differences	(376,409)	(339,699)
Arising from changes in tax rates and laws	<u>-</u>	<u>335,872</u>
Total deferred taxation	<u>(376,409)</u>	<u>(3,827)</u>
Tax on profit	<u>438,397</u>	<u>761,936</u>

**(b) Tax relating to items recognised in other comprehensive income / (expense) or equity**

	2023 £	2022 £
<b>Deferred tax</b>		
Arising from origination and reversal of timing differences	37,814	102,419
Arising from changes in tax rates and laws	<u>-</u>	<u>(34,032)</u>
Total tax expense included in other comprehensive income / (expense)	<u>37,814</u>	<u>68,387</u>

**(c) Reconciliation of tax charge**

The tax on profit for the year is higher than the standard rate of corporation tax in the UK (2022: higher than the standard rate of corporation tax in the UK) of 19% (2022: 19%).

The differences are reconciled below:

	2023 £	2022 £
Profit before taxation	<u>264,030</u>	<u>368,995</u>
Corporation tax at standard rate	50,166	70,109
Expenses not deductible for tax purposes	478,569	437,483
Adjustments to tax charge in respect of prior years	1	-
Re-measurement of deferred tax - change in UK tax rates	<u>(90,339)</u>	<u>254,344</u>
Total tax charge	<u>438,397</u>	<u>761,936</u>

## Agecroft Properties (No. 2) Limited

### Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

#### 7 Tax on profit (continued)

##### (d) Tax rate changes

On the 3 March 2021 the UK Government announced that from 1 April 2023 the corporation tax rate will increase to 25% from 19%. This new law was substantively enacted on 24 May 2021. Deferred taxes at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

#### 8 Debtors: Amounts falling due after more than one year

	2023	2022
	£	£
Gross finance lease receivable	9,156,674	14,240,678
Less: future earnings	(794,395)	1,788,156
Net investment in finance lease	<u>8,362,279</u>	<u>12,452,522</u>
Less: amounts falling due within one year	<u>(4,474,371)</u>	<u>(4,090,243)</u>
	<u>3,887,908</u>	<u>8,362,279</u>

The gross finance lease is receivable as follows:

	2023	2022
	£	£
Within one year	5,084,004	5,084,004
Within two to five years	4,072,670	9,156,674
	<u>9,156,674</u>	<u>14,240,678</u>

There is no residual value accruing to the benefit of the lessor.

#### 9 Debtors: Amounts falling due within one year

	2023	2022
	£	£
Prepayments and accrued income	18,636	16,655
Finance lease receivables	4,474,371	4,090,243
Group relief receivable	1,622	414
	<u>4,494,629</u>	<u>4,107,312</u>

## Agecroft Properties (No. 2) Limited

### Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

#### 10 Creditors

	Note	2023 £	2022 £
<b>Amounts falling due within one year</b>			
Senior debt	11	1,620,883	3,140,360
Amounts owed to group undertakings		84,077	84,912
Other creditors including taxation and social security		84,733	84,733
Accruals and deferred income		29,984	87,718
		<u>1,819,677</u>	<u>3,397,723</u>
<b>Amounts falling due after more than one year</b>			
Senior debt	11	-	1,621,063
Subordinated debt	11	2,320,512	2,320,512
Derivative financial instruments	16	6,267	157,523
		<u>2,326,779</u>	<u>4,099,098</u>

#### 11 Loans and borrowings

	2023 £	2022 £
<b>Loans and borrowings falling due within one year</b>		
Senior debt	1,620,883	3,140,360
	<u>1,620,883</u>	<u>3,140,360</u>
<b>Loans and borrowings falling due between one and five years</b>		
Senior debt	-	1,621,063
Subordinated debt	2,320,512	2,320,512
	<u>2,320,512</u>	<u>3,941,575</u>

## Agecroft Properties (No. 2) Limited

### Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

#### 11 Loans and borrowings (continued)

The senior debt, due to another group company, is repayable in semi-annual instalments with a final payment date of 30 June 2023. Interest is calculated semi-annually in arrears. Interest on the debt is fixed at a rate of 7.373%, through the use of an interest swap. The senior debt balance was subject to LIBOR plus 1.4% margin until 30 June 2022, at which point it transitioned to synthetic LIBOR. At the balance sheet date, the entity's LIBOR linked senior debt remained subject to synthetic LIBOR plus 1.4% margin.

The loan is secured under a debenture deed. Under the terms of the debenture, the finance provider has security by way of a first legal mortgage over all estates or interests in any freehold or leasehold properties held by the company and buildings and fixtures on those properties. The finance provider also has security over all other assets of the company by way of fixed and floating charges.

The subordinated debt, which is due to the immediate parent undertaking, is repayable in semi-annual instalments, whenever the company has sufficient funds to do so, with the final repayment date being 31 December 2024. Interest on the debt is fixed at a rate of 14% per annum.

#### 12 Provisions for liabilities

	Deferred tax £
At 1 April 2022	1,020,391
Credit dealt with in profit or loss	(376,409)
Additions dealt with in other comprehensive income	37,814
At 31 March 2023	<u>681,796</u>

The provision for deferred tax consists of the following deferred tax liabilities/(assets):

	2023 £	2022 £
Accelerated capital allowances	-	1,059,772
Other timing differences	683,362	-
Tax losses recognised	(1,566)	-
Fair value of financial instruments	-	(39,381)
	<u>681,796</u>	<u>1,020,391</u>

The net deferred tax liability expected to reverse in the next 12 months is £415,782. This relates to the reversal of timing differences on capital allowances.

#### 13 Called up share capital

##### Allotted, called up and fully paid shares

	2023		2022	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

## Agecroft Properties (No. 2) Limited

### Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

#### 14 Dividends

	2023 £	2022 £
Final dividend of £1,375,713.00 (2022 - £330,872.00) per ordinary share	<u>1,375,713</u>	<u>330,872</u>

On 30 June 2023 a dividend of £899,648 (£899,648 per ordinary share) and on 29 September 2023 a dividend of £884,000 (£884,000 per ordinary share) were declared and paid.

#### 15 Related party transactions

As a wholly owned subsidiary of Semperian PPP Investment Partners Holdings Limited, the company has taken advantage of the exemption under FRS 102 - paragraph 33.1A of the requirement to disclose transactions between it and other group companies.

#### 16 Financial instruments

##### Fair value of derivatives used for hedging in the Balance Sheet

	Note	2023 £	2022 £
Creditors: Amounts falling due after more than one year - Fair value of swaps	10	<u>(6,267)</u>	<u>(157,523)</u>
Net Fair value of swaps in the Balance Sheet		<u>(6,267)</u>	<u>(157,523)</u>

##### Movement in Fair value of derivatives used for hedging

	2023 £	2022 £
Recognised through Other Comprehensive Income / (Expense)	<u>151,256</u>	<u>409,674</u>
	<u>151,256</u>	<u>409,674</u>

The company has entered into an interest rate swap to receive interest at LIBOR and pay interest at a fixed rate of 7.373%, including a margin of 1.4%. The swap is based on a principal amount equal to the senior loan, and matures in 2023 on the same date as the Senior loan. The interest rate swap was subject to LIBOR until 30 June 2022, at which point it moved to synthetic LIBOR. At the balance sheet date, the swap balance remained subject to synthetic LIBOR.

Cash flows on both the loan and the interest rate swap are paid six-monthly. During the year ended 31 March 2023, a hedging gain of £26,679 (2021: £43,671 gain) was recognised in other comprehensive income for changes in the fair value of the interest rate swap and £124,577 (2022: £366,003) was reclassified from the hedge reserve to profit and loss.

The interest rate swaps are measured at fair value which is determined using valuation techniques that utilise observable inputs. The key inputs used in valuing the derivatives are forward interest rates.

## **Agecroft Properties (No. 2) Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)**

#### **17 Parent and ultimate parent undertaking**

The company's immediate parent is API Holdco Limited, incorporated in England and Wales.

The ultimate parent and controlling party is Semperian PPP Investment Partners Holdings Limited, incorporated in Jersey. The smallest group and largest group to consolidate these financial statements is Semperian PPP Investment Partners Holdings Limited. These financial statements are available upon request from the Company Secretary at Third Floor, Broad Quay House, Prince Street, Bristol, BS1 4DJ.