

REGISTERED NUMBER: 05099525 (England and Wales)

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
PRIMA 200 FUNDCO NO 1 LIMITED**



PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)

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for the Year Ended 31 December 2021**

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PRIMA 200 FUNDCO NO 1 LIMITED

COMPANY INFORMATION
for the Year Ended 31 December 2021

DIRECTORS:

J R Taylor
J E Keyte
M Grinonneau
J C Heath
H L Cashmore
W E Morris

SECRETARY:

Prime Company Secretarial Services Limited

REGISTERED OFFICE:

5 The Triangle
Wildwood Drive
Worcester
Worcestershire
WR5 2QX

REGISTERED NUMBER:

05099525 (England and Wales)

INDEPENDENT AUDITORS :

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
One Chamberlain Square
Birmingham
B3 3AX

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)

**REPORT OF THE DIRECTORS
for the Year Ended 31 December 2021**

The directors present their report with the audited financial statements of the company for the year ended 31 December 2021.

PRINCIPAL ACTIVITIES

The principal activities of the company in the year under review were those of owning and managing its portfolio of properties in the North Staffordshire and Stoke on Trent areas as part of the government sponsored Local Improvement Finance Trust (LIFT) initiative.

REVIEW OF BUSINESS

The company invests in primary healthcare infrastructure properties in the North Staffordshire and Stoke on Trent areas and has a portfolio of five operational investment properties for which a full year of rental income was received during the year.

There was an increase in the value of the company's investment properties during the year from £25,685,000 to £26,047,000, which is reflected in the value reported in the financial statements.

It is anticipated that future developments will be owned by related Fundcos and therefore no further properties will be added to the portfolio.

The level of operating activity is expected to increase in line with inflation in the year to 31 December 2022.

The principal risks and uncertainties of the business relate predominantly to tenant default on rental payments. As tenancies are predominantly with Community Health Partnerships Limited (a company owned by the Department of Health and Social Care), the risk of tenant default is considered to be low.

DIVIDENDS

No dividends will be distributed for the year ended 31 December 2021 (2020 - £Nil).

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2021 to the date of this report.

J R Taylor
J E Keyte
M Grinonneau
J C Heath
H L Cashmore

Other changes in directors holding office are as follows:

W E Morris - appointed 11 November 2021

Directors were not remunerated by Prima 200 Fundco No 1 Limited, but by their respective employing entities.

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)

**REPORT OF THE DIRECTORS
for the Year Ended 31 December 2021**

FINANCIAL RISK MANAGEMENT

The company's financial risk management objective is broadly to seek to make neither a profit nor a loss from exposure to interest rate risk. Its policy is to finance working capital through retained earnings and to finance fixed assets through fixed rate borrowings for the term of fifteen years.

The company's hedging strategy is to enter into fixed rate loans and financial instruments in the form of interest rate swaps and RPI revenue swaps in order to manage its exposure to interest rate and inflation rate risk as required. These financial instruments are held for the purposes of hedging through the entire term of the relevant loan or lease and are not intended to be traded, so that the company's exposure to price risk of financial instruments is minimal. Further as the counterparties to all financial instruments are its bankers and its parent company, the company is also exposed to minimal credit risk or liquidity risk in respect of these instruments.

The company's lease revenues and most of its costs were linked to inflation at the inception of the respective projects. The financing structure, which includes a portion of the lease income being subject to an RPI revenue swap and senior loan repayment profiles were structured such that the company would continue to meet its covenants in a low inflation environment, resulting in the company being largely but not wholly insensitive to inflation.

The directors do not consider any other risks attaching to the use of financial instruments to be material to an assessment of its financial position or profit.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' 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" Section 1A, and applicable law). 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 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 Section 1A, 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 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.

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

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)

**REPORT OF THE DIRECTORS
for the Year Ended 31 December 2021**

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

In the case of each director in office at the date the Report of the Directors 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.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

APPROVED BY THE BOARD AND SIGNED ON ITS BEHALF:

William Morris

.....
W E Morris - Director

Date: 15/6/2022 | 10:57 BST
.....

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
PRIMA 200 FUND CO NO 1 LIMITED**

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINION

In our opinion, Prima 200 Fundco No 1 Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2021 and of its profit for the year then ended;
- have been properly prepared 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" Section 1A, 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, which comprise: the statement of financial position as at 31 December 2021; the income statement, the statement of comprehensive income, and the 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 group's and 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 group's and 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 or, except to the extent otherwise explicitly stated in this report, any form of assurance 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 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PRIMA 200 FUNDCO NO 1 LIMITED

With respect to the Report of the Directors, 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.

Report of the directors

In our opinion, based on the work undertaken in the course of the audit, the information given in the Report of the Directors for the period ended 31 December 2021 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 Report of the Directors.

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.

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 group and industry, we identified that the principal risks of non-compliance with laws and regulations related to those laws and regulations that have a direct impact on the preparation of the financial statements such as the UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. 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 ability for management to override controls and manipulate the financial statements through posting inappropriate journal entries to manipulate financial performance, management bias in accounting estimates and significant one-off or unusual transactions.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
PRIMA 200 FUNDCO NO 1 LIMITED**

Auditors' responsibilities for the audit of the financial statements (continued)

Audit procedures performed by the engagement team included:

- discussions with management and those charged with governance including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- enquiry of management and those charged with governance around any actual and potential litigation and claims;
- enquiry of entity staff in tax and compliance functions to identify any instances of non-compliance with laws and regulations;
- reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, testing accounting estimates (because of the risk of management bias), and evaluating the business rationale of significant transactions outside the normal course of business; and
- reviewing minutes of meetings of those charged with governance.

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. 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.

OTHER REQUIRED REPORTING

Companies Act 2006 exception reporting

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

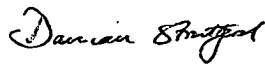
- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified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

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
PRIMA 200 FUNDCO NO 1 LIMITED**

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: prepare financial statements in accordance with the small companies regime; take advantage of the small companies exemption in preparing the Report of the Directors; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Duncan Stratford (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Birmingham

Date: 29 June 2022

PRIMA 200 FUNDCO NO.1 LIMITED (REGISTERED NUMBER: 05099525)**INCOME STATEMENT
for the Year Ended 31 December 2021**

	Notes	31.12.21 £	31.12.20 £
REVENUE		2,428,282	2,380,243
Administrative expenses		(454,472)	(400,829)
		<u>1,973,810</u>	<u>1,979,414</u>
Revaluation of Investment Property		362,000	(85,000)
OPERATING PROFIT	3	<u>2,335,810</u>	<u>1,894,414</u>
Interest payable and similar charges	4	(1,032,395)	(1,061,039)
PROFIT BEFORE TAXATION		<u>1,303,415</u>	<u>833,375</u>
Tax on profit	5	(528,290)	(198,279)
PROFIT FOR THE FINANCIAL YEAR		<u><u>775,125</u></u>	<u><u>635,096</u></u>

The notes form part of these financial statements

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**STATEMENT OF COMPREHENSIVE
INCOME****for the Year Ended 31 December 2021**

	Notes	31.12.21 £	31.12.20 £
PROFIT FOR THE YEAR		775,125	635,096
OTHER COMPREHENSIVE INCOME/(LOSS)			
Gain / (loss) on hedging instruments		131,071	(583,165)
Income tax relating to other comprehensive income/(loss)		153,041	161,073
OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR, NET OF INCOME TAX		284,112	(422,092)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		1,059,237	213,004

The notes form part of these financial statements

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**STATEMENT OF FINANCIAL POSITION**
31 December 2021

	Notes	31.12.21 £	31.12.20 £
FIXED ASSETS			
Investment property	6	26,047,000	25,685,000
CURRENT ASSETS			
Debtors	7	44,693	145,162
Cash at bank		2,604,813	2,384,276
		2,649,506	2,529,438
CREDITORS			
Amounts falling due within one year	8	(1,219,526)	(989,829)
NET CURRENT ASSETS		1,429,980	1,539,609
TOTAL ASSETS LESS CURRENT LIABILITIES		27,476,980	27,224,609
CREDITORS			
Amounts falling due after more than one year	9	(21,998,870)	(23,074,785)
PROVISIONS FOR LIABILITIES	13	(269,049)	-
NET ASSETS		5,209,061	4,149,824
CAPITAL AND RESERVES			
Called up share capital	14	1	1
Revaluation reserve	15	6,718,407	6,579,550
Hedging reserve	15	(2,224,314)	(2,508,426)
Retained earnings	15	714,967	78,699
SHAREHOLDERS' FUNDS		5,209,061	4,149,824

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the Board of Directors and authorised for issue on 15/6/2022 | 10:57 BST and were signed on its behalf by:

William Morris

W E Morris - Director

The notes form part of these financial statements

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**STATEMENT OF CHANGES IN EQUITY
for the Year Ended 31 December 2021**

	Called up share capital £	Retained earnings £	Revaluation reserve £	Hedging reserve £	Total equity £
Balance at 1 January 2020	1	(678,261)	6,701,414	(2,086,334)	3,936,820
Changes in equity					
Profit for the year	-	635,096	-	-	635,096
Other comprehensive income	-	-	-	(422,092)	(422,092)
Total comprehensive income	-	635,096	-	(422,092)	213,004
Transfer in respect of property valuation gains (net of deferred tax)	-	121,864	(121,864)	-	-
Balance at 31 December 2020	1	78,699	6,579,550	(2,508,426)	4,149,824
Changes in equity					
Profit for the year	-	775,125	-	-	775,125
Other comprehensive income	-	-	-	284,112	284,112
Total comprehensive income	-	775,125	-	284,112	1,059,237
Transfer in respect of property valuation gains (net of deferred tax)	-	(138,857)	138,857	-	-
Balance at 31 December 2021	1	714,967	6,718,407	(2,224,314)	5,209,061

The notes form part of these financial statements

PRIMA 200 FUND CO NO 1 LIMITED (REGISTERED NUMBER: 05099525)

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2021**

1. ACCOUNTING POLICIES

General information and basis of accounting

Prima 200 Fundco No 1 Limited is a private company limited by shares and is incorporated in the United Kingdom. The address of the registered office is 5 The Triangle, Wildwood Drive, Worcester, Worcestershire, WR5 2QX. The nature of the company's operations and its principal activity was that of owning and managing its portfolio of properties in the North Staffordshire and Stoke on Trent areas as part of the government sponsored Local Improvement Finance Trust (LIFT) initiative.

The company's financial statements have been prepared in compliance with FRS 102 "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" Section 1A and the Companies Act 2006.

The financial statements have been prepared under the historical cost convention and on a going concern basis as modified by the revaluation of land and buildings held as investment property and certain financial assets and liabilities measured at fair value.

The financial statements comprise the audited financial statements of the company up to 31 December each year, and are stated in pound sterling, the company's functional and presentational currency.

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.

Exemptions

In accordance with the small companies regime, no cash flow statement is required to be presented as the company qualifies as a small entity as defined in the Companies Act 2006.

Revenue recognition

Revenue comprises rental income arising from operating leases on investment properties, to the extent that there is a right to receive consideration and is recorded at the fair value of consideration received or receivable excluding value added tax.

Rental income is accounted for on a straight line basis over the lease term. An annual inflationary adjustment to the operating lease rentals linked to the Retail Prices Index (RPI) is recognised on all operating leases from 1 April each year and is based on the published RPI index for the month of February in the year of review.

All revenue is attributable to one class of business and arose in the United Kingdom.

Investment property

Investment properties for which fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the income statement. Unrealised gains or losses (net of related deferred tax) are transferred from retained earnings to a separate revaluation reserve.

Going concern

The company's forecasts and projections show that the company will be able to operate within the level of its current facilities. After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The directors have considered the impact of Covid-19 and consider this to be minimal, with no impact on the receipt of rental income. The company therefore continues to adopt the going concern basis in preparing its financial statements.

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021**

1. ACCOUNTING POLICIES - continued

Taxation

Taxation expense for the period comprises current and deferred tax recognised in the period. Tax is recognised in the income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

Current tax is the amount of UK corporation tax payable in respect of the taxable profit for the year or prior years calculated using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Except for deferred tax relating to investment property, all other deferred tax is measured using tax rates and laws that have been enacted or substantively enacted at the reporting date and are expected to apply to the reversal of the timing difference. Deferred tax relating to investment property that is measured at fair value is calculated using the tax rates and allowances that apply to the sale of the asset.

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021**

1. ACCOUNTING POLICIES - continued

Financial instruments

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

(i) Financial assets and liabilities:

Basic financial assets and liabilities, including trade and other debtors/creditors, cash/bank balances and borrowings (Senior and Junior loans) are initially recognised at transaction price. Borrowings are subsequently carried at amortised cost, using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan and are amortised over the life of the loan to which it relates.

Derivatives, including interest rate 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 the income statement in interest received or interest payable as appropriate, unless they are included in a hedging arrangement.

(ii) Hedging arrangements:

The company applies hedge accounting for transactions entered into to manage the cash flow exposures of rental income receivable and borrowings.

RPI swaps are used to hedge the company's exposure to movements in inflation by fixing a portion of the rental income receivable which is inflation linked.

Interest rate swaps are used to hedge the company's exposure to movements in floating interest rates.

Changes in the fair value of derivatives designated as cash flow hedges, and which are effective, are recognised in other comprehensive income. Any ineffectiveness in the hedging relationship is recognised in the income statement.

The gain or loss recognised in other comprehensive income is reclassified to the income statement at the same time the underlying hedged cashflows are recognised or when the hedge relationship ends. Hedge accounting is discontinued when the hedging instrument expires, no longer meets the hedging criteria or the hedging instrument is terminated.

Finance costs

Finance costs, which include interest on loans and debt issue costs, are recognised over the life of the debt on an effective interest basis. The unamortised portion of any deferred or accelerated finance costs are netted off or added to the relevant debt balance.

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****1. ACCOUNTING POLICIES - continued****Critical accounting judgements and estimates**

In preparing the financial statements the directors are required to make a number of accounting judgements and make estimates and assumptions concerning the future. The following judgements and estimates are deemed significant in the context of these financial statements:

i) On adoption of FRS 102, the directors have elected not to apply paragraphs 34.12 to 34.16A of the standard in respect of service concession arrangements entered into before the date of transition, and hence continue to account for the arrangements using the same accounting policies as applied historically under UK GAAP. The company's assets under the LIFT contracts are therefore recognised as investment properties rather than financial assets.

ii) Investment properties are recognised at their fair value. The assessment of fair value requires the use of a range of assumptions, including future inflation rates and property yields. The valuations have been prepared by independent professional valuers, using appropriate industry guidelines.

iii) Derivative financial instruments are recognised at fair value. The assessment of fair value includes estimates of future market interest and inflation rates.

iv) The company is recognising a deferred tax asset in respect of carried forward tax losses. To support such recognition, the directors have assessed the forecast future taxable profits of the company to ensure that it is probable that these losses will be utilised.

v) The company applies hedge accounting for transactions entered into to manage the cashflow exposures of borrowings and rental income. Interest rate swaps and RPI swaps are held to manage the interest rate and RPI exposures. These cashflow hedges are considered to be effective in managing the company's exposure.

2. EMPLOYEES AND DIRECTORS

There were no staff costs for the year ended 31 December 2021 nor for the year ended 31 December 2020.

The average number of employees during the year was NIL (2020 - NIL).

	31.12.21	31.12.20
	£	£
Directors' remuneration	<u>-</u>	<u>-</u>

3. OPERATING PROFIT

The operating profit is stated after charging:

	31.12.21	31.12.20
	£	£
Audit fees payable to the company's auditors	<u>7,646</u>	<u>6,454</u>

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****4. INTEREST PAYABLE AND SIMILAR CHARGES**

	31.12.21	31.12.20
	£	£
Amortisation of finance costs	62,104	64,719
Mortgage interest	649,880	674,743
Junior loan interest	320,411	321,577
	<u>1,032,395</u>	<u>1,061,039</u>

Junior loan interest was payable on the loan stock provided by the parent company, Prima 200 Limited.

Mortgage interest includes payments made on the interest rate swap as described in note 12.

5. TAX ON PROFIT**Analysis of the tax charge**

The tax charge on the profit for the year was as follows:

	31.12.21	31.12.20
	£	£
Deferred tax:		
Origination and reversal of timing differences	561,827	198,279
Impact of change in tax rate	(33,537)	-
Total deferred tax	<u>528,290</u>	<u>198,279</u>
Tax on profit	<u>528,290</u>	<u>198,279</u>

UK corporation tax has been charged at 19% (2020 - 19%).

Reconciliation of total tax charge included in profit and loss

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	31.12.21	31.12.20
	£	£
Profit before tax	<u>1,303,415</u>	<u>833,375</u>
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2020 - 19%)	247,649	158,341
Effects of:		
Revaluation of investment properties	(2,849)	6,534
Remeasurement of deferred tax provision	283,490	33,404
Total tax charge	<u>528,290</u>	<u>198,279</u>

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****5. TAX ON PROFIT - continued****Tax effects relating to effects of other comprehensive income**

	Gross £	31.12.21 Tax £	Net £
Gain / (loss) on hedging instruments	<u>131,071</u>	<u>153,041</u>	<u>284,112</u>
	Gross £	31.12.20 Tax £	Net £
Gain / (loss) on hedging instruments	<u>(583,165)</u>	<u>161,073</u>	<u>(422,092)</u>

Factors that may affect future tax charges

In the Spring Budget 2021, the UK Government announced that from 1 April 2023 the corporation tax rate would increase to 25% (rather than remaining at 19%, as previously enacted). 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.

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2021	25,685,000
Revaluations	<u>362,000</u>
At 31 December 2021	<u>26,047,000</u>
NET BOOK VALUE	
At 31 December 2021	<u>26,047,000</u>
At 31 December 2020	<u>25,685,000</u>

Fair value at 31 December 2021 is represented by:

	£
Valuation in 2012	5,607,459
Valuation in 2013	449,000
Valuation in 2014	(62,000)
Valuation in 2015	640,000
Valuation in 2016	(233,000)
Valuation in 2017	(53,001)
Valuation in 2018	620,000
Valuation in 2019	128,000
Valuation in 2020	(85,000)
Valuation in 2021	362,000
Cost	<u>18,673,542</u>
	<u>26,047,000</u>

PRIMA 200 FUND NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****6. INVESTMENT PROPERTY - continued**

The valuation in 2012 represents the cumulative valuations from the date the investment properties were bought into use to 31 December 2012.

Investment properties were revalued to fair value as at 31 December 2021, by independent valuers Avison Young with recent experience in the location and class of the investment properties being valued.

The valuations were carried out on a Market Value basis as defined by the Royal Institution of Chartered Surveyors (RICS) Valuation - Global Standards.

The investment properties are leased to tenants on Lease Plus Agreements (LPA), which are standard form leases used for projects within NHS LIFT schemes. Under the terms of the LPAs, the company has facilities management obligations to repair and maintain the buildings.

The LPAs give tenants the right to acquire the properties in various situations, including at the expiry of the LPA term or in the event the company wishes to dispose of its freehold interest.

7. DEBTORS

	31.12.21	31.12.20
	£	£
Trade debtors	10,773	9,861
Deferred tax asset	-	106,200
Prepayments and accrued income	33,920	29,101
	<u>44,693</u>	<u>145,162</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
	£	£
Bank loans and overdrafts (see note 10)	898,683	685,347
Trade creditors	22,909	35,031
Amounts owed to group undertakings	126,705	90,317
Taxation and social security	103,580	102,862
Other creditors	67,649	76,272
	<u>1,219,526</u>	<u>989,829</u>

Amounts owed to group undertakings includes £80,547 (2020 - £80,833) of accrued interest on the junior loan and is repayable within one year.

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.21	31.12.20
	£	£
Bank loans (see note 10)	16,416,286	17,314,969
Amounts owed to group undertakings	2,616,843	2,663,002
Derivative financial instruments	2,965,741	3,096,814
	<u>21,998,870</u>	<u>23,074,785</u>

PRIMA 200 FUND CO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued**

	31.12.21 £	31.12.20 £
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans - more than 5 years	<u>12,631,478</u>	<u>13,582,073</u>

Amounts owed to group undertakings represents junior loans which attract a fixed interest rate of 12% and are repayable in more than 5 years.

10. LOANS

An analysis of the maturity of loans is given below:

	31.12.21 £	31.12.20 £
Amounts falling due within one year or on demand:		
Bank loans	<u>898,683</u>	<u>685,347</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	<u>1,011,612</u>	<u>898,683</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>2,773,196</u>	<u>2,834,213</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans - more than 5 years	<u>12,631,478</u>	<u>13,582,073</u>

Outstanding bank loans payable at the year end amounted to £17,750,247 (2020 - £18,497,698).

The loans are secured by fixed and floating charges over the company's investment properties and other assets. Interest rates payable on the principal amount of the loans are based on LIBOR plus a margin and are payable to the funders on a quarterly basis. The loan facility matures in 2034. On its discontinuation, LIBOR will be replaced with SONIA.

PRIMA 200 FUND NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****11. LEASING AGREEMENTS**

The company holds five primary healthcare properties as investment properties as disclosed in note 6 to the financial statements, which are let primarily to Community Health Partnerships Limited (a company owned by the Department of Health and Social Care). These non-cancellable leases have remaining terms of between 8 to 12 years. Rental income receivable under the leases is subject to annual inflationary increases linked to the RPI index.

Further details on purchase options and restrictions imposed on the above leasing arrangements is included in note 6 to the financial statements.

Minimum lease payments receivable under non-cancellable operating leases fall due as follows:

	31.12.21	31.12.20
	£	£
Within one year	2,418,571	2,386,352
Between one and five years	9,674,283	9,545,408
In more than five years	14,034,921	16,233,659
	<u>26,127,775</u>	<u>28,165,419</u>

PRIMA 200 FUND CO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****12. FINANCIAL INSTRUMENTS**

The company has the following financial instruments:

	Note	31.12.21 £	31.12.20 £
Financial assets that are debt instruments measured at amortised cost:			
Trade debtors	7	10,773	9,861
		<u>10,773</u>	<u>9,861</u>
Financial liabilities measured at fair value and designated in an effective hedging relationship:			
Derivative financial instruments	(a)	(2,965,741)	(3,096,814)
		<u>(2,965,741)</u>	<u>(3,096,814)</u>
Financial liabilities measured at amortised cost:			
Bank loans	8,9	(17,314,969)	(18,000,316)
Amounts owed to group undertakings	8,9	(2,743,548)	(2,753,319)
Trade creditors	8	(22,909)	(35,031)
Other creditors	8	(21,117)	(19,505)
		<u>(20,102,543)</u>	<u>(20,808,171)</u>

(a) Derivative financial instruments

Derivative instruments held by the company comprise interest rate and RPI swaps.

Interest rate swaps are held on all bank loans which convert the borrowings from rates linked to LIBOR to a fixed rate of 2.04% plus a margin. The fair value of the interest rate swaps is a liability of £1,223,678 (2020 - £2,686,279). On its discontinuation, LIBOR will be replaced with SONIA.

RPI swaps convert a portion of the inflation linked lease revenue to a fixed inflation rate. The fair value of the RPI swaps is a liability of £1,742,063 (2020 - £410,534).

These financial instruments are held for the purposes of hedging through the entire term of the relevant loan or lease and are not intended to be traded, so that the company's exposure to price risk of financial instruments is minimal.

Cash flows from interest rate swaps are settled each quarter on a net basis with the relevant loan repayments and will run until 2033. Cash flows from the RPI swaps are settled bi-annually and will also run until 2033.

A hedging gain of £131,071 (2020 - loss of £583,165) was recognised in other comprehensive income consisting of amounts reclassified to the income statement within mortgage interest payable of £357,709 (2020 - £309,576), and changes in the fair value of the interest rate swap of £1,104,892 gain (2020 - loss of £1,220,060), and amounts reclassified to the income statement within turnover of £17,625 (2020 - £3,299) and changes in the fair value of the RPI swaps of £1,313,903 loss (2020 - gain of £330,619).

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****13. PROVISIONS FOR LIABILITIES**

	£
Balance at 1 January 2021	(106,200)
Charged to Income Statement during the year	528,290
Credited to Other Comprehensive Income during the year	(153,041)
	<hr/>
Balance at 31 December 2021	<u>269,049</u>

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

	31.12.21 £	31.12.20 £
Accelerated capital allowances	642,035	417,539
Capitalised interest	333,395	253,380
Latent gains on investment properties	655,053	431,910
Derivative financial instruments	(741,435)	(588,394)
Unutilised losses	(619,999)	(620,635)
	<hr/>	<hr/>
Total provision	<u>269,049</u>	<u>(106,200)</u>

14. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.21 £	31.12.20 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

PRIMA 200 FUNDCO NO 1 LIMITED (REGISTERED NUMBER: 05099525)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021****15. RESERVES**

	Retained earnings £	Revaluation reserve £	Hedging reserve £	Totals £
At 1 January 2021	78,699	6,579,550	(2,508,426)	4,149,823
Profit for the year	775,125	-	-	775,125
Changes in fair value of hedging instrument	-	-	153,041	153,041
Gains/(Losses) on hedging instruments	-	-	131,071	131,071
Transfer in respect of property valuation gains (net of deferred tax)	(138,857)	138,857	-	-
At 31 December 2021	<u>714,967</u>	<u>6,718,407</u>	<u>(2,224,314)</u>	<u>5,209,060</u>

The retained earnings reserve represents cumulative profits and losses net of transfers of investment property revaluations and other adjustments.

The revaluation reserve represents the cumulative effect of revaluations of investment properties which are revalued to fair value at each reporting date.

The hedging reserve represents the cumulative portion of gains and losses recorded on the company's interest rate and RPI swap hedging arrangements.

16. RELATED PARTY DISCLOSURES

The company has taken advantage of the exemption under section 33 of FRS 102, not to disclose related party transactions with wholly owned subsidiaries within the group.

The company's investment properties are let primarily to Community Health Partnerships Limited (CHP). CHP is a joint venture partner in Prima 200 Limited, the parent company of Prima 200 Fundco No 1 Limited.

During the year the company invoiced CHP £2,837,368 (2020 - £2,771,359) for rent and disbursements. At the year end £Nil (2020 - £Nil) was outstanding from CHP.

The sales and purchases transactions with related parties are all stated inclusive of VAT.

17. POST BALANCE SHEET EVENTS

The ongoing conflict in Ukraine has impacted the global economy, resulting in increased energy and material prices. The Company's exposure to these events has been limited.

The Directors continue to monitor the impact of the war in Ukraine on the business, however the current situation is not considered to be an event that impacts on the measurement of assets and liabilities or the Company's ability to continue as a going concern.

18. ULTIMATE CONTROLLING PARTY

The parent company is Prima 200 Limited. Prima 200 Limited is jointly controlled by Prime LIFT Investments Limited and Community Health Partnerships Limited (a company owned by the Department of Health and Social Care). There is no ultimate controlling party.