

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

**FOR**

**TFS (POLSKA 1) LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>3</b>

**TFS (POLSKA 1) LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**DIRECTORS:** C R Godfrey  
H B Franklin

**SECRETARY:** Mrs S Hubbard

**REGISTERED OFFICE:** 3rd Floor  
6 Duke Street St. James's  
London  
SW1Y 6BN

**REGISTERED NUMBER:** 06587899 (England and Wales)

**ACCOUNTANTS:** Cox & Co. (Accountancy) Limited  
Chartered Accountants  
The Granary  
High Street  
Turvey  
Bedford  
Bedfordshire  
MK43 8DB

**BALANCE SHEET**  
**31 MARCH 2021**

	Notes	2021 £	2020 £
<b>CURRENT ASSETS</b>			
Debtors	4	8,635	8,635
Cash at bank		<u>364</u>	<u>26,908</u>
		8,999	35,543
<b>CREDITORS</b>			
Amounts falling due within one year	5	<u>8,432</u>	<u>18,500</u>
<b>NET CURRENT ASSETS</b>		<u>567</u>	<u>17,043</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>567</u>	<u>17,043</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		400	400
Retained earnings		<u>167</u>	<u>16,643</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>567</u>	<u>17,043</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 12 October 2021 and were signed on its behalf by:

C R Godfrey - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

1. **STATUTORY INFORMATION**

TFS (Polska 1) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The continued trading of the company is dependent on the continued support of a significant trade creditor. The Director's assert that there is an agreement in place with this creditor to settle this creditor's balance when TFS (Polska 1) Limited is sold, in the future. On this basis the Director's consider the company to be a going concern.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

3. **EMPLOYEES AND DIRECTORS**

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

4. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021	2020
	£	£
Other debtors	<u>8,635</u>	<u>8,635</u>

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2021	2020
	£	£
Bank loans and overdrafts	8,432	-
Other creditors	<u>-</u>	<u>18,500</u>
	<u>8,432</u>	<u>18,500</u>

6. **RELATED PARTY DISCLOSURES**

Mr C Godfrey is a Director of Tritax Polska No1 Fund Limited, a company to whom TFS (Polska 1) Limited sold management fees to of £186,195 (2020: £180,936). There is a balance owing to TFS (Polska 1) Limited from Tritax Polska No1 Fund Limited at 31 March 2021 of £1,649,588 (2020: £1,529,855) of which £1,649,588 (2020: £1,529,855) is provided against as a bad debt provision.

Mr C Godfrey is a Member of Tritax Management LLP, an LLP from whom TFS (Polska 1) Limited purchased consultancy and management fees from of £174,432 (2020: £189,804). There is a balance owing to Tritax Management LLP from TFS (Polska 1) Limited of £1,721,860 (2020: £1,563,888) of which £1,721,860 (2020: £1,563,888) is provided against as a bad debt provision.

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