

Registered number
09704147

Tritax Atherstone (UK) Limited
(formerly Aequitas Estates (Midlands) Limited)

Report and Financial Statements
for the period from 1 April 2017 to 31 December 2017



**Tritax Atherstone (UK) Limited
Report and Financial Statements
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Tritax Atherstone (UK) Limited
Company Information

Directors

Mark Shaw
Henry Franklin
Colin Godfrey
Petrina Austin
Bjorn Hobart

Secretary

Mark Shaw
Aberdeen House
South Road
Haywards Heath
West Sussex
RH16 4NG

Auditors

BDO LLP
55 Baker Street
London
W1U 7EU

Solicitors

Taylor Wessing LLP
5 New Street Square
London
EC4A 3TW

Registered office

C/o Henry Franklin
Standbrook House
4th Floor
2-5 Old Bond Street
London
W1S 4PD

Registered number

09704147

Bankers

Barclays Bank PLC
PO Box 3333
One Snowhill
Snow Hill Queensway
Birmingham
B3 2WN

Tritax Atherstone (UK) Limited
Registered number: 09704147
Directors' Report

The Directors present their report and financial statements for the for the year ended 31 December 2017.

The report has been prepared in accordance with the special provisions relating to small companies under Sections 415(A) (1) and (2) of the Companies Act 2006.

Principal activities

The Company was incorporated on 27 July 2015. From that date the Company's principal activity is the investment in UK big box assets.

On 25 September 2017 the Company changed its name from Aquitas Estates (Midlands) Limited to Tritax Atherstone Limited and on 15 March 2018 the name was changed to Tritax Atherstone (UK) Limited.

Strategic report

The Directors have taken advantage of the exemptions allowed under Section 414B of the Companies Act 2006 and have not prepared a Strategic Report.

Results and dividends

The profit for the period from 1 April 2017 to 31 December 2017 amounted to £4,993,743 (for the year ended 31 March 2017: £3,211,167). Any profit for the year is to be transferred to reserves.

Directors

The following persons served as directors during the period:

Mark Shaw	Appointed 6 September 2017
Colin Godfrey	Appointed 6 September 2017
Petrina Austin	Appointed 6 September 2017
Bjorn Hobart	Appointed 6 September 2017
Gareth Dufton	Resigned 6 September 2017
Mahmood Ismailjee	Resigned 6 September 2017
Farouq Sheikh	Resigned 6 September 2017

After 31 December 2017 the following persons were appointed:

Henry Franklin	Appointed 26 February 2018
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Tritax Atherstone (UK) Limited
Registered number: 09704147
Directors' Report

Statement of Directors' responsibilities

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law, the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 the affairs of the Company and of the Statement of Comprehensive Income of the Company for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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. They 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.

Disclosure of information to auditors

Each person who was a Director at the time this report was approved confirms that:

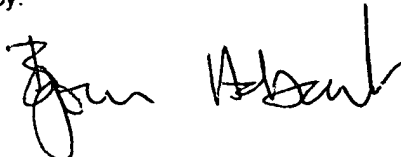
- so far as he is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- he has taken all the steps that he ought to have taken as a Director in order to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Appointment of auditors

BDO LLP, who were appointed in the period as their first year as auditor of the Company, have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting.

This report was approved by the Board of Directors on **28** September 2018 and signed on its behalf by:

Bjorn Hobart
Director



Tritax Atherstone (UK) Limited
Independent Auditor's Report
to the members of Tritax Atherstone (UK) Limited

Opinion

We have audited the financial statements of Tritax Atherstone (UK) Limited (previously known as Aequitas Estates (Midlands) Limited) for the period from 1 April 2017 to 31 December 2017 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2017 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions related to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

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

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

We have nothing to report in this regard.

**Tritax Atherstone (UK) Limited
Independent Auditor's Report
to the members of Tritax Atherstone (UK) Limited**

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Director's report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Directors were not entitled to take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of Directors

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

In preparing the financial statements, the Directors are responsible for assessing the 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.

Auditor's responsibilities for the audit of the financial statements

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

A further description of our responsibilities for the audit of the financial statements is located at the Financial Reporting Council's website at:

<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Tritax Atherstone (UK) Limited
Independent Auditor's Report
to the members of Tritax Atherstone (UK) Limited

Use of our report

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



Christopher Young
For and on behalf of BDO LLP, statutory auditor
London
Date: ~~28~~ September 2018

BDO LLP is a limited liability partnership registered in England and Wales
(with registered number OC305127).

Tritax Atherstone (UK) Limited
Statement of Comprehensive Income
for the period from 1 April 2017 to 31 December 2017

	Notes	Period from 1 April 2017 to 31 December 2017 £	Year ended 31 March 2017 £
Gross rental income	3	1,308,209	967,891
Service charge expenses	3	(264)	-
Net rental income		1,307,945	967,891
Administrative and other expenses	4	(19,303)	(202,864)
Operating profit before changes in fair value of investment property		1,288,642	765,027
Changes in fair value of investment property	7	7,535,058	5,000,000
Operating profit		8,823,700	5,765,027
Finance expense	5	(4,829,957)	(1,560,184)
Profit before taxation		3,993,743	4,204,843
Tax credit/(charge) on profit	6	1,000,000	(993,676)
Total comprehensive income (attributable to the shareholders)		4,993,743	3,211,167

All amounts included in the Statement of Comprehensive Income relate to continuing activities.
There are no items of comprehensive income other than the profit for the financial year.

The notes on pages 10 to 18 form part of these financial statements.

Tritax Atherstone (UK) Limited
Statement of Financial Position
as at 31 December 2017
Company Number 09704147

	Notes	31 December 2017 £	31 March 2017 (restated) £
Non-current assets			
Investment property	7	<u>34,781,546</u>	<u>23,124,170</u>
Current assets			
Trade and other receivables	8	2,911	366,693
Cash held at bank	9	-	<u>4,572,602</u>
Total current assets		<u>2,911</u>	<u>4,939,295</u>
Total assets		<u>34,784,457</u>	<u>28,063,465</u>
Current liabilities			
Trade and other payables	10	<u>(26,538,556)</u>	<u>(3,208,551)</u>
Total current liabilities		<u>(26,538,556)</u>	<u>(3,208,551)</u>
Non-current liabilities			
Bank borrowings	11	-	<u>(20,602,756)</u>
Total non-current liabilities		-	<u>(20,602,756)</u>
Provisions for liabilities			
Deferred taxation	12	-	(1,000,000)
Total liabilities		<u>(26,538,556)</u>	<u>(24,811,307)</u>
Net assets		<u>8,245,901</u>	<u>3,252,158</u>
Capital and reserves			
Called up share capital	14	101	101
Retained earnings	15	8,245,800	3,252,057
Total equity		<u>8,245,901</u>	<u>3,252,158</u>

These financial statements were approved by the Board of Directors on **28** September 2018
and signed on its behalf by:

Bjorn Hobart
Director



The notes on pages 10 to 18 form part of these financial statements.

Tritax Atherstone (UK) Limited
Statement of Changes in Equity
for the period from 1 April 2017 to 31 December 2017

	Notes	Share capital	Retained earnings	Total
		£	£	£
At 1 April 2016		100	40,890	40,990
Total comprehensive income		-	3,211,167	3,211,167
Shares issued	14	1	-	1
At 31 March 2017		<u>101</u>	<u>3,252,057</u>	<u>3,252,158</u>
 At 1 April 2017		101	3,252,057	3,252,158
Total comprehensive income		-	4,993,743	4,993,743
At 31 December 2017		<u>101</u>	<u>8,245,800</u>	<u>8,245,901</u>

The notes on pages 10 to 18 form part of these financial statements.

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

1 Summary of significant accounting policies

1.1 General information

The financial statements of Tritax Atherstone (UK) Limited (the 'Company') for the period from 1 April 2017 to 31 December 2017 and were authorised for issue by the Board of Directors on 28 September 2018.

The Company is a registered private company incorporated in England and Wales. The address for the registered office is C/o Henry Franklin, Standbrook House, 4th Floor, 2-5 Old Bond Street, London, W1S 4PD. The Company's principal activity is the investment in big box assets in the UK. The Company is owned by Tritax Atherstone Ltd and its ultimate parent company is Tritax Big Box REIT plc.

These financial statements are contained within the group consolidated financial statements of Tritax Big Box REIT plc. The group consolidated financial statements may be obtained from the Company Secretary at Standbrook House, 4th Floor, 2-5 Old Bond Street, London, W1S 4PD.

These financial statements represent the separate financial statements of the Company.

The Company's reporting period is less than one year in order to align the financial reporting date with the financial reporting date of the Group. As a result the comparative information disclosed is not directly comparable.

1.2 Basis of preparation

These financial statements have been prepared in accordance with Financial Reporting Standard 100 Application of Financial Reporting Requirements ("FRS 100") and Financial Reporting Standard 101, 'Reduced Disclosure Framework' ("FRS 101"). The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and derivative financial instruments, which have been measured at fair value through the Statement of Comprehensive Income, and in accordance with the Companies Act 2006.

These financial statements are prepared on a going concern basis.

FRS 101 introduces a disclosure framework enabling qualifying entities to use the recognition and measurement bases of International Financial Reporting Standards ("IFRS") in their individual entity financial statements, while being exempt from a number of disclosures required by full IFRS. The Company has taken advantage of the following disclosure exemptions which are permissible under FRS 101 as the equivalent disclosures are contained within the group consolidated financial statements of Tritax Big Box REIT plc:

- a statement of cash flows;
- the effect of future accounting standards not yet adopted;
- the disclosure of the remuneration of key management personnel;
- disclosure of related party transactions with other wholly owned members of the Tritax Big Box REIT plc group of companies;
- the disclosure of certain information relating to financial instruments and other fair value measurements; and
- the disclosure of certain comparative information relating to investment properties.

1.3 Going concern

As at December 2017 the Company had net current liabilities of £26,535,645.

Having reviewed the Company's current position and cash flow projections, including the confirmation that the Company's ultimate parent undertaking will provide such support as is required for a period of at least 12 months from the date of signing of these financial statements, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing these financial statements.

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

1.4 Investment property

Investment property comprises of property under construction and completed property that is held to earn rentals or for capital appreciation, or both. Property held under a lease is classified as investment property when it is held to earn rentals or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative functions.

The corresponding entry upon recognising lease incentives or fixed/minimum rental uplifts is made to investment property.

Investment property is recognised when the risks and rewards of ownership have been transferred and is measured initially at cost including transaction costs. Transaction costs include transfer taxes, professional fees for legal services and other costs incurred in order to bring the property to the condition necessary for it to be capable of operating. Subsequent to initial recognition, investment property is stated at fair value. Gains or losses arising from changes in the fair values are included in the Statement of Comprehensive Income in the period in which they arise under IAS 40 Investment Property.

Additions to properties include costs of a capital nature only. Expenditure is classified as capital when it results in identifiable future economic benefits, which are expected to accrue to the Company. All other property expenditure is written-off in the Statement of Comprehensive Income as incurred.

Investment properties cease to be recognised when they have been disposed of or withdrawn permanently from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset would result in either gains or losses at the retirement or disposal of investment property. Any gains or losses are recognised in the Statement of Comprehensive Income in the year of retirement or disposal.

1.5 Trade and other receivables

Trade and other receivables are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time value of money is material, receivables are initially recognised at fair value and subsequently measured at amortised cost. A provision for impairment is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off to the Statement of Comprehensive Income when the probability of recovery is assessed as being remote.

1.6 Cash held at bank

Cash and cash equivalents comprises of cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less. Cash held at bank also includes amounts held in restricted or ringfenced accounts to cover future rent free periods and certain other capital commitments.

1.7 Trade payables

Trade payables are initially recognised at their fair value; being at their invoiced value inclusive of any VAT that may be applicable. Payables are subsequently measured at cost.

1.8 Rental income

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease term and is included in gross rental income in the Statement of Comprehensive Income. A rental adjustment is recognised from the rent review date in relation to unsettled rent reviews, where the Directors are reasonably certain that the rental uplift will be agreed. Initial direct costs incurred in negotiating and arranging an operating lease are recognised as an expense over the lease term on the same basis as the lease income. Rental income is invoiced in advance and for all rental income that relates to a future period, this income is deferred and carried within current liabilities in the Statement of Financial Position.

For leases which contain fixed or minimum uplifts, the rental income arising from such uplifts is recognised on a straight-line basis over the lease term.

Tenant lease incentives are recognised as a reduction of rental revenue on a straight-line basis over the term of the lease. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease where, at the inception of the lease, the Directors are reasonably certain that the tenant will exercise that option.

Amounts received from tenants to terminate leases or to compensate for dilapidations are recognised in the Statement of Comprehensive Income when the right to receive them arises.

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

1.9 Service charges, insurances and other expenses recoverable from tenants

Income arising from expenses recharged to tenants is recognised in the period in which the compensation becomes receivable. Service and insurance charges and other such receipts are included in net rental income gross of the related costs, as the Directors consider that the Company acts as principal in this respect.

1.10 Finance costs

Finance costs consist of interest and other costs that an entity incurs in connection with bank and other borrowings. Any finance costs that are separately identifiable and directly attributable to the acquisition or construction of an asset that takes a period of time to complete are capitalised as part of the cost of the asset. Finance costs also consist of the amortisation charge of arrangement or other costs associated with the set-up of borrowings, these are amortised over the period of the loan. All other finance costs are expensed in the period in which they occur.

1.11 Taxation

Taxation on the profit or loss for the period not exempt under UK REIT regulations comprises current and deferred tax. Current tax is expected tax payable on any non-REIT taxable income for the period, using tax rates enacted or substantively enacted at the period end date, and any adjustment to tax payable in respect of previous years.

1.12 Deferred tax

Deferred tax has been recognised on the unrealised property valuation gains of properties owned by the Company that previously fell outside of the REIT tax rules.

1.13 Presentational currency

These financial statements have been prepared in Sterling.

2 Critical accounting estimates and judgements

The preparation of the Company's financial information requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial information:

Operating lease contracts – the Company as lessor

The Company has acquired investment properties that are subject to commercial property leases with tenants. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, particularly the duration of the lease terms and minimum lease payments, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the leases as operating leases.

Fair valuation of investment property

The fair value of investment property is determined, by independent property valuation experts, to be the estimated amount for which a property should exchange on the date of the valuation in an arm's length transaction. Properties have been valued on an individual basis. The valuation experts use recognised valuation techniques applying the principles of both IAS 40 and IFRS 13.

The valuations have been prepared in accordance with the Royal Institution of Chartered Surveyors ("RICS") Valuation – Professional Standards January 2017 ("the Red Book"). Factors reflected include current market conditions, annual rentals, lease lengths and location. The significant methods and assumptions used by valuers in estimating the fair value of investment property are set out in the notes below.

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

3 Total property income	Period from 1 April 2017 to 31 December 2017 £	Year ended 31 March 2017 £
Rental income	1,308,209	967,891
Property insurance recoverable	(264)	-
	<u>1,307,945</u>	<u>967,891</u>

4 Administrative and other expenses	Period from 1 April 2017 to 31 December 2017 £	Year ended 31 March 2017 £
Administrator's fees	-	-
Other expenses	19,303	202,864
	<u>19,303</u>	<u>202,864</u>

The fee payable to the auditor in respect of the financial statements is borne by the ultimate parent undertaking. Fees payable to the Company's auditor for services other than statutory audit of the Company are not disclosed in the Company's financial statements since the consolidated accounts of Tritax Big Box REIT plc are required to disclose non-audit fees on a consolidated basis.

5 Finance expense	Period from 1 April 2017 to 31 December 2017 £	Year ended 31 March 2017 £
Interest payable on bank borrowings	763,724	1,560,184
Loss on settlement of bank borrowings	3,707,316	-
Amortisation of loan arrangement fees	358,917	-
	<u>4,829,957</u>	<u>1,560,184</u>

The effective interest associated with financial liabilities held at amortised cost is the total finance expense above.

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

6 Taxation

	Period from 1 April 2017 to 31 December 2017 £	Year ended 31 March 2017 £
Analysis of (credit)/charge in period/year		
Current tax:		
Adjustments in respect of previous periods	-	(6,324)
Deferred tax:		
Origination and reversal of timing differences	(1,000,000)	1,000,000
Total tax (credit)/ charge	(1,000,000)	993,676

Factors affecting tax (credit)/charge for period/year

The differences between the tax assessed for the period and the standard rate of corporation tax are explained as follows:

	Period from 1 April 2017 to 31 December 2017 £	Year ended 31 March 2017 £
Profit on ordinary activities before tax	3,993,743	4,204,843
Standard rate of corporation tax in the UK	19.25%	20.00%
	£	£
Loss on ordinary activities multiplied by the standard rate of corporation tax	768,796	840,969
Effects of:		
Non taxable gains	(1,450,499)	-
Unutilised tax losses carried forward	-	238,242
Capital allowances claimed	-	(79,211)
Adjustment for deferred taxation on investment property	(1,000,000)	-
REIT exempt income	681,703	-
Adjustments to tax charge in respect of previous periods	-	(6,324)
Total tax (credit)/ charge	(1,000,000)	993,676

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

7 Investment property	31 December 2017 £
Fair value	
At 1 April 2017 (restated)	23,124,170
Additions	4,122,318
Change in fair value	7,535,058
	<hr/>
At 31 December 2017	34,781,546
Reconciliation to valuation provided by valuers	
Fair value	34,781,546
Valuation provided by valuers	<hr/> 34,781,546 <hr/>

Included within the carrying value of investment property is £2,315,958 (31 March 2017: £1,013,232) in respect of accrued contracted rental uplift income.

During the year the Company changed its accounting policy to capitalise lease incentives within the cost of investment property rather than showing the balance as a separate asset within other receivables. This had no impact on the previously reported profit after tax or net assets.

In accordance with IAS 40: Investment Property, the investment property has been independently valued at fair value by CBRE Limited ("CBRE"), an accredited independent valuer with a recognised and relevant professional qualification and with recent experience in the locations and categories of the investment properties being valued. The valuations have been prepared in accordance with the RICS Valuation – Professional Standards January 2017 ("the Red Book") and incorporate the recommendations of the International Valuation Standards Committee which are consistent with the principles set out in IFRS 13.

The Valuer in forming its opinion make a series of assumptions, which are typically market related such as net initial yields and expected rental values and are based on the Valuers' professional judgement. The Valuer has sufficient current local and national knowledge of the particular property markets involved and have the skills and understanding to undertake the valuations competently.

The valuations are the ultimate responsibility of the Directors. Accordingly, the critical assumptions used in establishing the independent valuation are reviewed by the Board.

8 Trade and other receivables	31 December 2017 £	31 March 2017 (restated) £
Trade receivables	<hr/> 2,911	<hr/> 366,693

All trade receivables relate to amounts that are less than 30 days overdue as at the year end.

9 Cash held at bank	31 December 2017 £	31 March 2017 £
Cash and cash equivalents	-	4,572,602
	<hr/> -	<hr/> 4,572,602 <hr/>

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

10 Trade and other payables	31 December 2017 £	31 March 2017 £
Amounts owed to group undertakings	26,238,556	2,534,919
Trade creditors	300,000	95,696
Other taxes and social security costs	-	179,668
Other creditors	-	8,144
Accruals and deferred income	-	390,124
	<u>26,538,556</u>	<u>3,208,551</u>
11 Bank borrowings	31 December 2017 £	31 March 2017 £
At 1 April	20,602,756	14,290,000
Bank borrowings drawn	-	6,312,756
Bank borrowings repaid	(20,602,756)	-
At 31 December/ March	<u>-</u>	<u>20,602,756</u>
12 Deferred taxation	31 December 2017 £	31 March 2017 £
Revaluation of investment property	-	1,000,000
	<u>-</u>	<u>1,000,000</u>
	31 December 2017 £	31 March 2017 £
At 1 April	1,000,000	-
(Credited)/ charged to the profit and loss account	(1,000,000)	1,000,000
Charged to other comprehensive income	-	-
At 31 December/ 31 March	<u>-</u>	<u>1,000,000</u>

Tritax Atherstone (UK) Limited
Notes to the Financial Statements
for the period from 1 April 2017 to 31 December 2017

13 Share capital and reserves

Share capital represents the nominal value of share capital subscribed for.

Retained earnings represents the net of all profits and losses, gains and losses generated which have not been distributed to shareholders.

14 Share capital

	31 December 2017 Number	31 March 2017 Number	31 December 2017 £	31 March 2017 £
Allotted, called up and fully paid:				
£1 Ordinary A shares	100	100	100	100
£1 Ordinary B shares	1	1	1	1
	<u>101</u>	<u>101</u>	<u>101</u>	<u>101</u>
	Number	Number	Amount £	Amount £
Shares issued during the period/ year:				
£1 Ordinary B shares	-	1	-	1

15 Retained earnings

	31 December 2017 £	31 March 2017 £
At 1 April	3,252,057	40,890
Profit for the period/ year	4,993,743	3,211,167
At 31 December/ 31 March	<u>8,245,800</u>	<u>3,252,057</u>

16 Dividends

	1 April 2017 to 31 December 2017 p per share	Year ended 1 April 2017 to 31 March 31/3/17 p per share	Year ended 31 March 31/3/17 £
Paid during the year/ period:	-	1	1

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17 Operating leases

The Company's investment property is leased to a single tenant under the terms of a commercial property lease due to expire 31 August 2027 and with clauses to enable periodic upward revision of the rental charge to prevailing market rates.

A new eleven year lease commencing on 2 September 2016 was signed with the same tenant at an increased annual rent and a rent free period until 7 March 2018.

Total future minimum lease receivables under non-cancellable operating leases fall due as follows:

	Investment Property 31 December 2017 £	Investment Property 31 March 2017 £
Falling due:		
within one year	1,660,034	1,308,289
within two to five years	8,105,852	5,712,960
in over five years	<u>9,454,977</u>	<u>13,507,903</u>
	<u>19,220,863</u>	<u>20,529,152</u>

18 Controlling party

The Company is wholly owned by Tritax Atherstone Ltd, a Jersey Registered Company, which in turn is wholly owned by Tritax Big Box REIT plc, a company incorporated in the UK. Tritax Big Box REIT plc is the ultimate holding company. This is the next and most senior parent that produces consolidated financial statements. There is no ultimate controlling party.