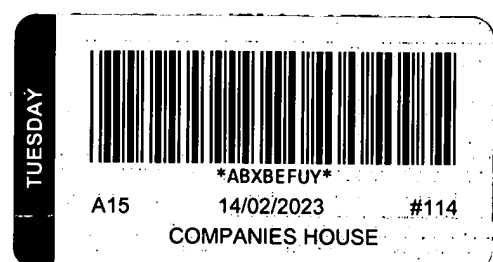


Company Registration No. 10151725

Tottenham Hotspur Stadium Limited

Report and Financial Statements

30 June 2022



Tottenham Hotspur Stadium Limited

Report and financial statements 2022

Contents	Page
Officers and professional advisers	1
Strategic report	2
Directors' report	5
Directors' responsibilities statement	7
Independent auditor's report	8
Income statement	11
Balance sheet	12
Statement of changes in equity	13
Notes to the accounts	14

Tottenham Hotspur Stadium Limited

Report and financial statements 2022

Officers and professional advisers

Directors

D P Levy
M J Collecott
D Cullen

Secretary

M J Collecott

Registered Office

Lilywhite House
782 High Road
Tottenham
London
N17 0BX

Bankers

HSBC Bank plc
70 Pall Mall
London
SW1Y 5EZ

Solicitors

Slaughter and May LLP
1 Bunhill Row
London
EC1Y 8YY

Auditor

Deloitte LLP
Statutory Auditor
London

Tottenham Hotspur Stadium Limited

Strategic report

The Directors present their Strategic Report on the affairs of Tottenham Hotspur Stadium Limited together with the Directors' Report, Financial Statements and Auditor's Report for the year ended 30 June 2022. In preparing this strategic report, they have complied with s414C of the Companies Act 2006.

Principal activities

The principal activity of Tottenham Hotspur Stadium Limited ("the Company") is the operation of a football entertainment business. The Company derives its income principally from the sale of general admission and premium memberships and ticket sales for events held at the Tottenham Hotspur Stadium ("THS").

Future Developments

The Company will continue in the operation of a football entertainment business, deriving its revenue from the sale of general admission and premium memberships and ticket sales.

Risks and uncertainties

The risks and uncertainties of the Company are aligned to those of Tottenham Hotspur Limited and discussed in page 8 of the consolidated Group accounts.

Business review and Key Performance indicators

Revenue

Revenue for the year was £109.6m (2021: £66.6m) and there was an operating profit of £25.3m (2021: £17.2m).

Premier League gate receipts were £43.9m (2021: £0.3m). Premium revenue increased on the previous year to £48.0m (2021: £1.1m). In 2021 17 of the 19 Home matches were played behind closed doors.

The Club reached the Group Stage of the Europa Conference League (2021: The Club reached the Round of 16 of the UEFA Europa League) resulting in gate receipts of £1.0m (2021: £0.02m due to all but one fixture being played behind closed doors).

The Club reached the Fifth Round (2021: Fifth Round) of The FA Cup resulting in gate receipts of £1.4m (2021: £nil). Furthermore, gate receipts generated from the EFL Cup were £1.6m (2021: £nil) with the Club reaching the Semi-Final stage (2021: Runners up).

Other revenue contributed £13.7m (2021: £3.8m). This consists of membership revenue in addition to third party events.

In the prior year there was management fee income of £61.3m from Tottenham Hotspur Football & Athletic Co. Ltd due to games behind closed doors resulting in minimal gate receipts. In the current year, there is a management fee expense within operating expenses.

Operating expenses

Operating expenses were £84.3m (2021: £49.4m) mainly due to depreciation charged on THS as well as a management fee payable to Tottenham Hotspur Football & Athletic Co. Ltd.

Result for the period

The overall result of the above is a profit after taxation of £1.7m (2021: Loss of £11.9m).

Section 172(1) Statement

Section 172(1) of the Companies Act 2006 requires each director of the Company to act in a way in which he/she considers, in good faith, would be most likely to promote the success of the Company for the benefit of its members as a whole, and in doing so have regard to a range of matters including:

- the likely consequences of any decision in the long-term;
- the need to foster the Company's business relationships with suppliers, customers and others;

Tottenham Hotspur Stadium Limited

Strategic report (continued)

Section 172(1) Statement (continued)

- the impact of the Company's operations on the community and the environment;
- the desirability of the Company maintaining a reputation for high standards of business conduct; and
- the need to act fairly as between the Company's members.

With respect to this, the board meets on a monthly basis and refers to ongoing strategic plans having regard to the following considerations:

Long term consequences

- Long term sustainability / viability of business model
 - Our business model going forward allows the Group to be less reliant on football revenues. While the operation of a professional football Club remains our principal activity, the construction of THS has enabled our business model to focus on new and diversified revenue streams. We have non-football events booked for the 2022-23 period such as music concerts and non-football sporting events (including NFL, Rugby Union and Boxing) with the profits from non-football activities going back into the Club to support the football team
 - We have also increased our focus on utilising the stadium to its full potential, through our Conference & Events department and restaurants, as well as non-matchday visitor attractions like our Stadium Tours and The Dare Skywalk.
- Risk appetite and risk management
 - See note 18 of the Group accounts for details on the Company's Financial risk management objectives and policies

Interest of other stakeholders (suppliers, customers, others)

- Fans
 - Fans are the lifeblood of our club and are always foremost in our decision-making
 - We are proud to have an ever-increasing number of Supporters Clubs around the world
 - The Board meets regularly with the Tottenham Hotspur Supporters Trust and other fan groups, to discuss the key issues affecting fans
- Partners
 - Our commercial partners remain as important to us as ever and we are pleased to have multi-year contracts with key partners across a variety of industries
- Suppliers
 - We value all our suppliers and have long-standing contracts with key suppliers who share our core values
 - In consultation, the Club is establishing a Fan Advisory Board ("FAB") which will deliver increased representation and engagement by wider Club stakeholders

Impact of community & environment

The Company places huge importance on being a pillar of our community, which we deliver through a variety of projects:

- The Club's independent charitable body, the Tottenham Hotspur Foundation, works to create opportunities that change the lives of those living in our local communities and around the world
 - Our Community Outreach Programmes focus on tackling Tottenham youth unemployment and crime through sport
- During the Covid-19 pandemic the Company arranged for THS to be used to deliver vital NHS services, the relocation of the neo-natal unit, and a food bank

Tottenham Hotspur Stadium Limited

Strategic report (continued)

Impact of community & environment (continued)

- We have sought to source more environmentally sustainable alternatives to single-use plastic and will continue to do so as part of our commitment to phasing out single-use plastics from all our operations
- We have designed and built Club facilities with sustainability and environmental impact a foremost consideration, and will continue to do so.
- In September 2021 the Club hosted the first ever net zero carbon elite level football match.

High standards of business conduct

- The Company and our staff live the values Dare, Respect, and Drive as outlined in "The Spurs Way". This is a clear, simple framework of behaviours needed to deliver future success for the Club. It is based on what our best performing people already do to produce outstanding results, and what's needed for the future.
- The Company is committed to ensuring there is openness in our own business and in our approach to tackling modern slavery both within our business and through our supply chains, consistent with our disclosure obligations under the Modern Slavery Act 2015.
- The Company is committed to paying the right amount of tax, in the right place, on a timely basis in accordance with tax law and practice in the UK. The tax contribution paid by the Company is both substantial and transparent.

Act fairly between shareholders

- The Company is part of a Group that agreed when it delisted in 2012 to retain a public company based structure which ensures we retain non-executive Directors and remuneration, nomination, and audit committees.

SECR Energy Use and Carbon Emissions Disclosure

The Company has taken the parent company exemption from preparing carbon emission disclosures. Further information can be found in the consolidated financial statements of Tottenham Hotspur Limited. For further details refer to note 1.

Approved by the Board of Directors and signed on behalf of the Board



M J Collecott
Secretary

21/12 2022

Tottenham Hotspur Stadium Limited

Directors' report

The Directors present their report and the financial statements of Tottenham Hotspur Stadium Limited ('the Company') for the year ended 30 June 2022.

Directors

The Directors who served throughout the period and up to the date of signing were as follows:

D P Levy
M J Collecott
D Cullen

The Company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the period and remain in force at the date of this report.

Dividends

The Directors do not recommend the payment of a dividend in the current period or through to date of signing (2021: £nil).

The Group made no political donations during the year (2021: £nil).

Going concern

The Company made a profit for the year and has net current assets and net assets at 30 June 2022. The financial statements have been prepared on the going concern basis because the parent company, Tottenham Hotspur Limited, stated that it will provide the necessary financial support to the Company for at least twelve months from the date these accounts are signed.

The Board of Directors continually monitors the Group's exposure to a range of risks and uncertainties, including the success of the First Team and our level of spending thereon, the current economic landscape and the funding requirements for capital projects. These risks and uncertainties, the Group's financial performance and position for the year and its cash flows and funding position, are detailed elsewhere in the Directors' Report. In addition, note 18 to the Group financial statements includes the Group's objectives, policies and processes for managing its capital, its financial risk management objectives and its exposure to credit and liquidity risk. The Directors believe that these risks and uncertainties are mitigated by, inter alia, the robust nature of our business with long-term fixed revenues from the key business areas, notably the Premier League TV deal that begins from the 2022-23 season and key sponsors.

The Board of Directors have recently undertaken a thorough review of the Group's budgets and forecasts and have produced detailed cash flow projections. The base case scenario assumes that the full schedule of matches will be fulfilled at maximum capacity, that there are no material changes to existing financing arrangements and prudent assumptions have been made in relation to on-pitch performance.

These cash flow projections which, when considered in conjunction with the Group's operational plans, the successful capital increase performed in the period and the refinancing performed in the prior period by the Group (see note 16), as well as existing loans, overdrafts and cash, and which include consideration of reasonably possible changes in trading performance, demonstrate that the Board will ensure there is sufficient working capital to continue to operate for the foreseeable future. Additional mitigating actions, if required, could include advancement of future cash inflows and/or deferring future cash outflows, and the sale of assets.

Taking into consideration the letter of financial support and the ability of the parent company to provide that support, as explained above, the Directors believe that the Company has adequate resources to continue in operational existence for the foreseeable future and, as such, the financial statements have been prepared on the going concern basis.

Tottenham Hotspur Stadium Limited

Directors' report (continued)

Matters included in the Strategic Report

In accordance with s414(C) (11) of the Companies Act, included in the Strategic Report is information relating to, business relationships, financial risk management and future developments which would otherwise be required by Schedule 7 of the 'large and medium sized companies and groups (accounts and reports) regulation 2008' to be contained in a Directors' Report

Financial risk management objectives and policies

The Company is exposed to financial risk through its financial assets and liabilities. The key financial risk is that the proceeds from financial assets are not sufficient to fund the obligations arising from liabilities as they fall due. The most important components of financial risk are interest rate risk, currency risk, credit risk, liquidity risk, cash flow risk and price risk. Due to the nature of the Company's business the financial risks that the Directors consider particularly relevant to the Company are interest rate risk, currency risk and cash flow risk.

The Company addresses cash flow risk by carefully managing its working capital inflows and outflows. Further information is provided in note 18 to the financial statements of Tottenham Hotspur Limited.

Disclosure of information to the auditor

In the case of each of the persons who are Directors of the Company at the date when this report was approved:

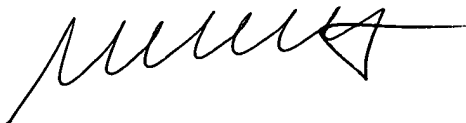
- so far as each of the Directors is aware, there is no relevant audit information (as defined by the Companies Act 2006) of which the Company's auditor is unaware;
- and each of the Directors has taken all of the steps that he/she ought to have taken as a Director to make himself/herself aware of any relevant audit information (as defined) and to establish that the Company's auditor is aware of that information.

Re-appointment of Auditor

Deloitte LLP have indicated their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

This information is given and should be interpreted in accordance with the provision of Section 418 of the Companies Act 2006.

Approved by the Board of Directors
and signed on behalf of the Board



M J Collecott
Secretary

21/12 2022

Tottenham Hotspur Stadium Limited

Directors' responsibilities statement

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

Company law requires the Directors to prepare such financial statements for each financial period. Under that law the Directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

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 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 United Kingdom Accounting Standards, including FRS 101, 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.

Independent auditor's report to the members of Tottenham Hotspur Stadium Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Tottenham Hotspur Stadium Limited (the 'Company'):

- give a true and fair view of the state of the company's affairs as at 30 June 2022 and of the profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the income statement;
- the balance sheet;
- the statements of changes in equity; and
- the related notes to the financial statements 1 to 14.

The financial reporting framework that has been applied in the preparation of the parent company financial statements is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework".

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 Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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.

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.

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Directors are responsible for the other information within the annual report. 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Responsibilities of Directors

As explained more fully in the Directors' responsibilities statement, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the

Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

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

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the company's industry and its control environment, and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management, about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included the UK Companies Act 2006 and HMRC tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty. These included the UK Companies Act 2006, HMRC tax legislation, General Data Protection Regulations ("GDPR"), the Premier League Rules and UEFA regulations.

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and external legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance and reviewing correspondence with HMRC.

Report on other legal and regulatory requirements

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 strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and their environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the Directors' report.

Matters on which we are required to report by exception

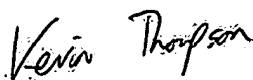
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

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

We have nothing to report in respect of these matters.

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.



Kevin Thompson (Senior statutory auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

London, United Kingdom

21 December 2022

Tottenham Hotspur Stadium Limited

Income statement Year ended 30 June 2022

		Year to 30 June 2022	Year to 30 June 2021
	Notes	£	£
Revenue	2	109,639,099	66,581,133
Operating expenses		<u>(84,291,844)</u>	<u>(49,390,051)</u>
Operating profit	3	25,347,255	17,191,082
Interest payable and similar charges	4	<u>(22,812,693)</u>	<u>(17,086,206)</u>
Profit before taxation		2,534,562	104,876
Tax charge on profit	5	<u>(848,064)</u>	<u>(12,029,681)</u>
Retained profit/(loss) for the period		<u><u>1,686,498</u></u>	<u><u>(11,924,805)</u></u>

The above results all derive from continuing operations.

There is no other comprehensive in either period other than the profit/(loss) as stated above and therefore no statement of comprehensive income is presented.

Tottenham Hotspur Stadium Limited

Balance sheet Year ended 30 June 2022

	Notes	2022 £	2021 £
Non-current assets			
Property, plant and equipment	6	996,195,296	1,033,637,692
Current assets			
Trade and other receivables	7	201,865,334	137,472,877
Cash and cash equivalents		111,887,305	108,416,233
		313,752,639	245,889,110
Current liabilities	8	(280,756,296)	(248,441,296)
Net current assets/(liabilities)		32,996,343	(2,552,186)
Total assets less current liabilities		1,029,191,639	1,031,085,506
Non-current liabilities	9	(866,901,564)	(870,481,929)
Net assets		162,290,075	160,603,577
Equity			
Share capital	10	4	4
Share premium		230,498,897	230,498,897
Retained loss		(68,208,826)	(69,895,324)
Net assets		162,290,075	160,603,577

The financial statements of Tottenham Hotspur Stadium Limited, registered number 10151725, were approved by the Board of Directors and authorised for issue on 20/12/2022.

Signed on behalf of the Board of Directors



M J Collecott
Director

Tottenham Hotspur Stadium Limited

Statement of changes in equity Year ended 30 June 2022

	Share capital £	Share premium £	Retained earnings £	Total £
Balance at 30 June 2020	4 230,498,897	(57,970,519)	172,528,382	
Loss for the period	-	-	(11,924,805)	(11,924,805)
Balance at 30 June 2021	4 230,498,897	(69,895,324)	160,603,577	
Profit for the period	-	-	1,686,498	1,686,498
Balance at 30 June 2022	<u>4 230,498,897</u>	<u>(68,208,826)</u>	<u>162,290,075</u>	

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

1. Accounting policies

The financial statements are prepared in accordance with applicable United Kingdom law and accounting standards. The particular accounting policies adopted are described below and have been applied consistently throughout the current and prior financial period.

General information

Tottenham Hotspur Stadium Limited is a private company limited by shares, registered in England and Wales and incorporated in the United Kingdom under the Companies Act 2006 and the address of its registered office is disclosed in the company information. The principal activity of the company is described in the strategic report (page 2).

Basis of preparation

The company meets the definition of a qualifying entity under FRS 100 'Application of Financial Reporting Requirements' issued by the Financial Reporting Council. The financial statements have therefore been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

The financial statements have been prepared on the historical cost basis and in accordance with the Companies Act 2006.

The presentation and functional currency of the company is pounds sterling.

Application of new and revised International Financial Reporting Standards (IFRSs)

The Company has not adopted any new or revised IFRSs in the period.

Summary of disclosure exemptions

The following exemptions from the requirements of IFRS have been applied in preparation of these financial statements, in accordance with FRS 101:

- IFRS 7 Financial instruments: Disclosures
- The following paragraphs of IAS 1 Presentation of financial statements:
 - 10(d) statement of cash flows
 - 16 statement of compliance with all IFRS
 - 134-136 capital management disclosures,
- Paragraph 73(e) of IAS 16 Property, Plant and Equipment, and
- Paragraph 30 and 31 of IAS 8, disclosure and impact of new IFRSs that has been issued but not yet effective, and
- The requirements in IAS 24 of Related party disclosures, to disclose related party transactions entered between two or more members of a group.

Where relevant equivalent disclosures have been given in the consolidated financial statements of Tottenham Hotspur Limited. The consolidated financial statements of Tottenham Hotspur Limited are available to the public and can be obtained from Lilywhite House, 782 High Road, Tottenham, London N17 0BX.

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

1. Accounting policies (continued)

Accounting convention

The financial statements are prepared under the historical cost convention.

Cash flow statement

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to presentation of a cash-flow statement. Where required, equivalent disclosures are given in the consolidated accounts of Tottenham Hotspur Limited. The consolidated accounts of Tottenham Hotspur Limited are publicly available.

Going concern

The Company has net current assets at 30 June 2022 and was profit-making during the period. The financial statements have been prepared on the going concern basis because the parent company, Tottenham Hotspur Limited, stated that it will provide the necessary financial support to the Company for the period of at least 12 months from the date these accounts were signed and the Directors are satisfied that the parent company has the financial capability to satisfy this obligation. Further detail is contained in the Directors' report on page 5.

Revenue

Revenue represents gate receipts and corporate hospitality and match sponsorship income, exclusive of VAT, generated by the staging of football matches at the Tottenham Hotspur Stadium and is recognised as the games are played. Where payments are received from customers in advance of the service being provided (e.g. season tickets), the amounts are recorded as deferred income and included as part of creditors due within one year.

Financial instruments

Financial assets and liabilities are recognised in the Group's statement of financial position when the Group becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss ("FVTPL")) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss to the extent they are not part of a designated hedging relationship. The net gain or loss recognised in profit or loss includes any dividend or interest earned on the financial asset and is included in the 'other gains and losses' line item.

Impairment of financial assets

All financial assets are assessed for indicators of impairment at each balance sheet date.

Current and deferred tax

The tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profits differ from net profit as reported in the income statement because they exclude items of income or expense that are taxable or deductible in other periods and they further exclude items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been substantively enacted by the balance sheet date.

Deferred tax is the tax expected to be payable on the differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

1. Accounting policies (continued)

Current and deferred tax (continued)

temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised.

Deferred tax is charged or credited in the income statement.

Property, plant and equipment

Freehold land is not depreciated. Leasehold property is amortised over the term of the lease. Other fixed assets are depreciated on a straight-line basis at annual rates appropriate to their estimated useful lives as follows:

Land and buildings	2 - 20%
Fixtures and fittings	2 – 33%

The Group capitalises costs in relation to an asset when economic benefit from the asset is considered probable. Assets under the course of construction are carried at cost and include professional fees. Depreciation commences when the assets are ready for their intended use.

Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset, as defined by IAS 23 'Borrowing Costs' are included in the cost of the asset. Once the asset is brought into use additional borrowing costs are recognised as an expense. Other borrowing costs are recognised as an expense.

Critical accounting judgements and sources of estimation uncertainty

In the application of the Company's accounting policies, the Directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

There are no critical accounting judgements, or sources of estimation uncertainty.

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

2. Revenue

	2022 £	2021 £
Revenue comprises:		
Gate receipts – Premier League	43,920,333	343,285
Gate receipts – cup competitions	3,945,301	22,485
Sponsorship and premium	48,032,694	1,093,311
Other	13,740,771	3,784,746
Management Fee	-	61,337,306
	<u>109,639,099</u>	<u>66,581,133</u>

Revenue represents amounts derived from the provision of services which fall within the company's ordinary activities after deduction of trade discounts and VAT. The revenue and pre-tax profit, all of which arises in the United Kingdom, are attributable to the company's principal activity.

3. Operating Profit

	2022 £	2021 £
Operating profit is stated after charging:		
Depreciation	(50,616,115)	(49,717,865)

There were no employees during the current or prior period and none of the Directors received any remuneration in respect of their services to the Company in the current or prior period.

The audit fee of £3,000 (2021: £3,000) is borne by another group company. No fees were paid to the Company's auditor or affiliated entities, relating to other services, during the period. Refer to the Tottenham Hotspur Limited financial statements for full disclosure of fees payable to the auditor.

4. Interest payable and similar charges

	2022 £	2021 £
Interest Received	82,483	567,603
Amortisation of debt issue costs (note 9)	(180,032)	(140,094)
Interest Payable	<u>(22,715,144)</u>	<u>(17,513,715)</u>
	<u>(22,812,693)</u>	<u>(17,086,206)</u>

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

5. Tax credit on profit

	2022 £	2021 £
UK Corporation tax change on profits for the period at 19% (2021: 19%)		
Group relief charge	(4,561,163)	(3,233,333)
Adjustment in respect of prior years	202,701	-
	<u>(4,358,462)</u>	<u>(3,233,333)</u>
Current tax charge		
Origination and reversal of timing differences in current period	(557,092)	(625,349)
Prior year charge	4,243,414	(141)
Difference in tax rates	(175,924)	(8,170,858)
	<u>3,510,398</u>	<u>(8,796,348)</u>
Deferred tax credit/(charge) (note 9)		
Total tax charge	<u>(848,064)</u>	<u>(12,029,681)</u>
	2022 £	2021 £
Reconciliation of the tax charge		
Profit before taxation	2,534,562	104,876
Tax charge on profit before taxation at the UK statutory rate of 19% (2021: 19%)	(481,567)	(19,926)
Effect of:		
Origination and reversal of timing differences in prior year	4,446,115	(3,945,772)
Expenses not deductible	(4,636,687)	106,875
Difference in tax rates	(175,925)	(8,170,858)
	<u>(848,064)</u>	<u>(12,029,681)</u>
Total tax charge		

The tax rate for the year was 19% (2021: 19%). A change in the UK's main corporate tax rate was announced in the budget on 3 March 2021. The rate change was subsequently enacted on 24 May 2021 and it received Royal Assent on 10 June 2021. As this new law was enacted within the reporting date, the effects are included in this tax provision, where applicable. From 1 April 2023 the main corporation tax rate for the Company will increase from 19% to 25% and as such balances are unwinding at a blend of 19% and 25% based on the date of recognition.

Other than the provision for deferred tax (note 9) and the items referred to above, there are no items which would materially affect future tax charges.

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

6. Property, plant and equipment

	Land and buildings £	Fixtures and fittings £	Capitalised Interest cost £	Asset under construction £	Total £
Cost					
At 1 July 2021	1,063,558,826	52,344,049	27,664,147	-	1,143,567,022
Additions	5,416,811	725,916	-	7,030,992	13,173,719
Transfer of Asset	6,848,853	73,421	-	(6,922,274)	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 30 June 2022	1,075,824,490	53,143,386	27,664,147	108,718	1,156,740,741
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Accumulated depreciation					
At 1 July 2021	(92,309,513)	(16,374,931)	(1,244,886)	-	(109,929,330)
Charge for the period	(41,974,081)	(8,088,751)	(553,283)	-	(50,616,115)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 30 June 2022	(134,283,594)	(24,463,682)	(1,798,169)	-	(160,545,445)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Net book value					
At 30 June 2022	941,540,896	28,679,704	25,865,978	108,718	996,195,296
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 30 June 2021	971,249,313	35,969,118	26,419,261	-	1,033,637,692
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

7. Trade and other receivables

	30 June 2022 £	30 June 2021 £
Trade receivables	691,922	600,956
Amounts due from group undertakings	200,652,948	136,479,453
Prepayments	348,481	222,251
Other tax and social security	171,983	170,217
	<hr/>	<hr/>
	201,865,334	137,472,877
	<hr/>	<hr/>

All amounts due from group undertakings are unsecured, interest free and repayable on demand.

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

8. Current liabilities

	2022 £	2021 £
Trade creditors	2,655,475	7,930,582
Other payables	12,366,264	11,676,079
Deferred income	79,472,001	68,230,093
Accruals	341,275	374,838
Amounts owed to group undertakings	183,268,209	153,412,656
Other tax and social security	2,653,072	6,817,048
	<u>280,756,296</u>	<u>248,441,296</u>

All amounts owed to group undertakings are unsecured, interest free and repayable on demand

9. Non-current liabilities

	2022 £	2021 £
Bank loans	832,179,221	831,999,188
Deferred grant income	4,187,500	4,437,500
Deferred tax	30,534,843	34,045,241
	<u>866,901,564</u>	<u>870,481,929</u>

In September 2019 the Group closed its refinancing of the pre-existing £637,000,000 loans put in place to support the construction of THS, and secured against THS. The £637,000,000 stadium refinancing package includes £525,000,000 from issue of long-term bonds to U.S. investors through a private placement, and another £112,000,000 from a loan from Bank of America Merrill Lynch, who also managed the bond issue.

In May 2020 the Group issued Commercial Paper which was purchased by the Bank of England as part of its Covid Corporate Financing Facility ("CCFF") scheme for £175,000,000. The Commercial Paper initially matured in March 2021, however on 12 March 2021 it was reissued for a further 12 months. In June 2021 the Commercial Paper was cancelled and fully repaid to the Bank of England as part of an institutional fund raising the Group completed of £250,000,000. In addition to repaying the CCFF, £50,000,000 of the loan from Bank of America Merrill Lynch was also repaid. The earliest maturity date within the refinancing package is January 2029 and the package has an average maturity of 21.3 years, with a weighted average coupon of 2.80%, net of debt issue costs. The debt stack includes a new 30-year tranche, with a bullet repayment in 2051.

The refinancing package is shown in the financial statements net of £4,820,780 of associated loan arrangement costs which are being amortised over the term of the loan.

The deferred grant income relates to a grant from Haringey Council in relation to the build of THS. It is being released at 5% per annum.

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

9. Non-current liabilities (continued)

The maturity profile of the Company's financial liabilities at the balance sheet date:	£
Within one year or less or on demand	-
After more than one year but not more than two years	-
After more than two years but not more than five years	12,500,000
More than five years	824,500,000
	<u>837,000,000</u>

	2022 £	2021 £
Deferred taxation		
At 1 July 2021	34,045,241	25,248,893
(Credit)/Charged to the Income Statement	(3,510,398)	8,796,348
At 30 June 2022	<u>30,534,843</u>	<u>34,045,241</u>

	2022 £	2021 £
Deferred taxation has been provided as follows:		
Accelerated capital allowances	<u>30,534,843</u>	<u>34,045,241</u>
Total provision	<u>30,534,843</u>	<u>34,045,241</u>

10. Share capital

	2022 £	2021 £
Called up, allotted and fully paid		
4 ordinary shares of £1 each	<u>4</u>	<u>4</u>

11. Contingent liabilities

The Company, together with its parent and fellow subsidiaries, has given a multilateral undertaking to its bankers to guarantee the overdrafts of the Group companies.

At the balance sheet date the company had overdrafts of £nil (2021: £nil).

Tottenham Hotspur Stadium Limited

Notes to the accounts Year ended 30 June 2022

12. Ultimate parent company

The ultimate controlling party of the Company during the year was the trustee of a discretionary trust of which Mr J Lewis and certain members of his family were potential beneficiaries by virtue of the trustee's control of the ultimate parent company of the Group which, until 3 December 2020, was ENIC International Limited but following that date was ENIC Sports and Developments Holdings Limited.

With effect from 6 October 2022, the trustee of a separate discretionary trust of which certain members of Mr J Lewis's family are potential beneficiaries ultimately controls ENIC Sports and Developments Holdings Limited.

ENIC Sports & Development Holdings Limited is a company incorporated and registered in the Bahamas at 303 Shirley Street, City of Nassau, New Providence, Commonwealth of The Bahamas. The parent undertaking of the largest and smallest group, which includes the Company, and for which group financial statements are prepared is Tottenham Hotspur Limited, a company incorporated in the United Kingdom and registered in England and Wales. Copies of the annual report and accounts of Tottenham Hotspur Limited can be obtained from Lilywhite House, 782 High Road, Tottenham, London, N17 0BX.

13. Related party transactions

The company has applied the exemption granted by FRS 101 'Reduced Disclosure Framework' not to disclose intercompany transactions with Tottenham Hotspur Group companies.

14. Post balance sheet events

There have been no post balance sheet events.