

Maple Hotels Management Company Limited
STRATEGIC REPORT, REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

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for the year ended 31 December 2021**

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Maple Hotels Management Company Limited

COMPANY INFORMATION
for the year ended 31 December 2021

DIRECTORS:

Mr S R Vincent
Hilton Corporate Director LLC
Mr J Percival
Mr S Beasley
Mr R Beeston
Mr S Cassidy
Mrs M Momdjian
Mr G C Ogle
Ms K J Coari

SECRETARY:

HLT Secretary Limited

REGISTERED OFFICE:

Maple Court
Central Park
Reeds Crescent
Watford
Hertfordshire
WD24 4QQ

REGISTERED NUMBER:

01609745 (England and Wales)

AUDITORS:

Ernst & Young LLP
Senior Statutory Auditor
1 More London Place
London
SE1 2AF

STRATEGIC REPORT
for the year ended 31 December 2021

The directors present their strategic report for the year ended 31 December 2021.

The principal activity of the company in the year under review was to operate one leased hotel and two hotels under management contracts.

Maple Hotels Management Company Limited is an indirect subsidiary of Hilton Worldwide Holdings Inc. and is based in the United Kingdom (UK). Hilton Worldwide Holdings Inc. and its worldwide subsidiaries are collectively known as "the group" or "the Hilton group". Further details are contained in the note "Parent Undertaking, Controlling Party and Consolidating Entity".

REVIEW OF BUSINESS

The company's key financial indicators of performance during the year are considered to be:

	2021	2020
Turnover	5,092,494	3,377,629
Gross loss	(676,327)	(1,041,311)

Turnover relates to the results of two managed and one leased hotel. The primary driver behind the movement in turnover and gross loss is due to the upward trend in travel and tourism with the easing of many restrictions related to the coronavirus pandemic (referred to as "COVID-19" or "the pandemic") and the more expansive distribution of COVID-19 vaccinations. The pandemic significantly impacted the economy and strained the hospitality industry since the beginning of 2020 due to travel restrictions, safety concerns and the complete and partial suspensions of hotel operations. Steps were taken to reduce operating costs in 2020, including temporarily reducing compensation, reducing the workforce and furloughing a substantial number of employees, however, costs could not be reduced in line with the reduction in turnover. We continued to manage operating costs into 2021, which contributed an improvement to gross loss. The gross loss was further impacted by a higher impairment loss of fixed assets in the current year of £1,062,112 (2020: £435,552). Government support was also claimed in respect of furloughed employees and this is shown below gross loss in other operating income. The company also leases and subsequently sub-leases a property resulting in a finance lease debtor which is largely offset by a lease liability.

STRATEGIC REPORT
for the year ended 31 December 2021

PRINCIPAL RISKS AND UNCERTAINTIES

Competitive risk

This company operates in a number of locations around the UK and Ireland. Risks that arise come from competitors opening new hotels or improving an existing hotel. The company monitors its competitors' performance and participates in regular benchmarking to understand the company's position compared to its competitors.

Economic risk

The company is subject to the cyclical nature of the hospitality and travel industry and is also impacted by the effect that global socio-economic and political trends have on its customers. On 31 January 2020, the UK left the European Union (EU) with a transition period that ended on 31 December 2020 ("Brexit"). Brexit continues to create global economic uncertainty, but to date, Brexit is not considered to have had a material impact on Hilton's UK business although it may impact our customers' behaviours in the future, particularly with respect to closely monitoring their costs and reducing their spending on travel and corporate events. Therefore, there continues to be uncertainty over how the UK's exit from the EU will ultimately impact the company but management continues to monitor this on an ongoing basis. Budgeting and forecasting processes enable the company to identify risks in market trends at an early stage to help mitigate such risks.

Interest rate risk

This company is subject to interest rate risk on intercompany loans where the interest rate is linked to applicable market index rates such as the Sterling Overnight Index Average (SONIA) or the Euro Short Term Rate (ESTR). The group's treasury department monitors interest rates.

COVID-19

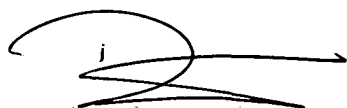
The COVID-19 pandemic has significantly affected the economy and strained the hospitality industry since the beginning of 2020 due to travel restrictions and stay-at-home directives that have resulted in cancellations and reduced travel around the world, as well as complete and partial suspensions of hotel operations. Distribution of approved vaccines for COVID-19 began in late 2020, and continued throughout 2021, with access to and acceptance of vaccines varying across regions and within individual countries. In addition, new strains of the virus have had increased transmissibility, complicating treatment and vaccination programs. As such, the COVID-19 pandemic had a material negative impact on our results for the year ended 31 December 2021, and will continue to negatively affect future results. The current and uncertain future impact of the COVID-19 pandemic, including its effect on the ability or desire of people to travel and use our hotel properties for lodging, food and beverage and other services, is expected to continue to negatively affect our results, operations, outlook, plans, growth, cash flows and liquidity.

Management does not believe the company is any more exposed to financial statement risk factors than others in the industry and has a system of internal controls and procedures that attempt to mitigate such risk.

FUTURE DEVELOPMENTS

The company will continue to operate and manage hotels under lease and management contracts in the future with a view to optimising returns.

ON BEHALF OF THE BOARD:



Mr R Beeston - Director

30 June 2022

REPORT OF THE DIRECTORS
for the year ended 31 December 2021

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

DIVIDENDS

No dividends will be distributed for the year ended 31 December 2021.

DIRECTORS

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

Mr S R Vincent
Hilton Corporate Director LLC
Mr J Percival
Mr S Beasley
Mr R Beeston
Mr S Cassidy
Mrs M Momdjian
Mr G C Ogle
Ms K J Coari

GOING CONCERN

The company's activities, together with the factors likely to affect its future development, its competitive, economic and interest rate risks are set out in the "Review of Business" and "Principal Risks and Uncertainties" sections in the Strategic Report.

As of 31 December 2021, the company had net assets and net current assets although requires financial support from the ultimate parent undertaking to meet its liabilities as they fall due. A going concern basis of preparation has been adopted in the financial statements reflecting the support that has been pledged by the company's ultimate parent undertaking, Hilton Worldwide Holdings Inc.. Hilton Worldwide Holdings Inc. has provided the company with a letter of support stating it will provide financial support, should it be required for a period from the date of approval of the financial statements to the 30 June 2023 ("the going concern assessment period"), to enable the company to meet its debts as they fall due. The directors are satisfied, given the group's recovery from the impact of the COVID-19 pandemic and the proactive measures put in place during the height of the pandemic to withstand the impacts, that the ultimate parent company has sufficient cash and liquidity to provide this support should it be required. As disclosed in the group's Form 10-Q for the quarter ended 31 March 2022 the group had total cash and cash equivalents of \$1.5 billion and undrawn facilities of \$1.7 billion and stress testing performed on the severe but plausible cash flow forecasts indicate that there is no material risk the group will not be able to provide financial support throughout the going concern assessment period.

However, due to the company's financial position coupled with certain limitations of the letter of support from the ultimate parent company, the directors consider that there is material uncertainty with respect to the company's ability to continue as a going concern, noting however, the group is well placed to provide the financial support pledged as outlined above. Accordingly, the directors have concluded that it is appropriate to prepare the accounts on a going concern basis considering the support provided by the group throughout the going concern assessment period. The financial statements do not contain the adjustments that would result if the company was unable to continue as a going concern.

DIRECTORS' AND OFFICERS' LIABILITY INSURANCE

During the year, Hilton Worldwide Holdings Inc. purchased and maintained on behalf of the company liability insurance for its directors and officers, in respect of proceedings brought by third parties, as permitted by section 236 of the Companies Act 2006.

REPORT OF THE DIRECTORS
for the year ended 31 December 2021

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, the Report of the Directors 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), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. 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;
- 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.

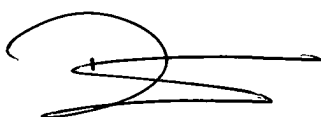
STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquiries of fellow directors and the company's auditor, each director has taken all the steps that he/she is obliged to take as a director to make himself/herself aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

In accordance with section 485 of the Companies Act 2006, a resolution is proposed at the Annual General Meeting for reappointment of Ernst & Young LLP as auditor of the company.

ON BEHALF OF THE BOARD:



Mr R Beeston - Director

30 June 2022

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MAPLE HOTELS MANAGEMENT COMPANY LIMITED

Opinion

We have audited the financial statements of Maple Hotels Management Company Limited (the 'company') for the year ended 31 December 2021 which comprise the Statement of Profit or Loss and Other Comprehensive Income, Balance Sheet, 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 2021 and of its loss for the year 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 Auditors' 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 relating to going concern

Material uncertainty relating to going concern

We draw attention to the "fundamental accounting concept" note in the financial statements, which states that the company is reliant upon parental support from Hilton Worldwide Holdings Inc. ("the ultimate parent company" or "the entity"). Whilst parental support has been provided to the company by the ultimate parent company for the going concern review period to 30 June 2023 this parental support is provided on a non-binding basis. As stated in the "fundamental accounting concept" note, these events or conditions, indicate that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a 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. Our opinion is not modified in respect of this matter.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

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 contained 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 this 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 there is 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 the other information, we are required to report that fact.

We have nothing to report in this regard.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
MAPLE HOTELS MANAGEMENT COMPANY 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 Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have 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 Strategic Report or the Report of the Directors.

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.

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 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MAPLE HOTELS MANAGEMENT COMPANY LIMITED

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.

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

Explanation as to what extent 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 irregularities, including fraud. 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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company and determined that the most significant, which are directly relevant to specific assertions in the financial statements, are those that relate to the reporting framework; FRS 101 "Reduced Disclosure Framework and the Companies Act 2006, the relevant tax compliance regulations in the jurisdictions in which Maple Hotels Management Company Limited operates, Health and Safety Regulations, Modern Slavery Act, Bribery Act, Proceeds of Crime Act 2002, Money Laundering Regulations 2003 and the General Data Protection Regulation (GDPR).
- We understood how Maple Hotels Management Company Limited is complying with those frameworks through enquiry with management, by identifying the company's policies and procedures regarding compliance with laws and regulations, and through the review of minutes of meetings held by those charged with governance for any instances of non-compliance with laws and regulations.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur by enquiring with management to understand their interactions throughout the year with Internal Audit and the General Counsel's office to assess the risks of material misstatement due to fraud. As part of our procedures we reviewed the annual risk assessment process conducted by Internal Audit. This procedure evaluates the risk of material misstatement due to fraud by considering the nature and complexity of the company's reporting structure, and most notably considering the likelihood of material misstatements. Based on the results of the risk assessment process no material instances of frauds were identified.
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. Our procedures involved:
 - Enquiry of members of senior management, and when appropriate those charged with governance regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements.
 - Reading minutes of meetings of those charged with governance.
 - Obtaining and reading correspondence from legal and regulatory bodies including HMRC where applicable.
 - Journal entry testing, with a focus on manual journals and journals indicating large or unusual transactions based on our understanding the business.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
MAPLE HOTELS MANAGEMENT COMPANY 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 Auditors' 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.



Rebecca Turner (Senior Statutory Auditor)
for and on behalf of Ernst & Young LLP
Senior Statutory Auditor
1 More London Place
London
SE1 2AF

1 July 2022

Maple Hotels Management Company Limited

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
for the year ended 31 December 2021

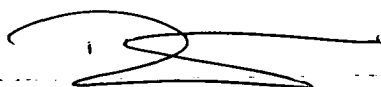
	Notes	2021 £	2020 £
TURNOVER	4	5,092,494	3,377,629
Cost of sales		(5,768,821)	(4,418,940)
GROSS LOSS		(676,327)	(1,041,311)
Administrative expenses		(657,220)	(384,117)
		(1,333,547)	(1,425,428)
Other operating income		110,773	654,681
OPERATING LOSS		(1,222,774)	(770,747)
Profit/(loss) on disposal of tangible fixed assets	6	(17,869)	-
		(1,240,643)	(770,747)
Interest receivable	7	1,020,053	1,034,706
		(220,590)	263,959
Interest payable and similar expenses	8	(1,065,528)	(1,071,187)
LOSS BEFORE TAXATION	9	(1,286,118)	(807,228)
Tax on loss	10	275,919	20,341
LOSS FOR THE FINANCIAL YEAR		(1,010,199)	(786,887)
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE LOSS FOR THE YEAR		(1,010,199)	(786,887)

The notes form part of these financial statements

BALANCE SHEET
31 December 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Owned			
Intangible assets	11	3,808	23,188
Tangible assets	12	703,244	790,098
Right-of-use			
Tangible assets	12, 18	952	11,772
		<u>708,004</u>	<u>825,058</u>
CURRENT ASSETS			
Stocks	13	11,645	11,402
Debtors	14	24,575,012	23,493,512
Cash at bank and in hand		3,099	5,292
		<u>24,589,756</u>	<u>23,510,206</u>
CREDITORS			
Amounts falling due within one year	15	(2,971,453)	(912,902)
NET CURRENT ASSETS		<u>21,618,303</u>	<u>22,597,304</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>22,326,307</u>	<u>23,422,362</u>
CREDITORS			
Amounts falling due after more than one year	16	(14,472,441)	(14,558,297)
NET ASSETS		<u><u>7,853,866</u></u>	<u><u>8,864,065</u></u>
CAPITAL AND RESERVES			
Called up share capital	20	2	2
Retained earnings	21	7,853,864	8,864,063
SHAREHOLDER FUNDS		<u><u>7,853,866</u></u>	<u><u>8,864,065</u></u>

The financial statements were approved by the Board of Directors and authorised for issue on 30 June 2022 and were signed on its behalf by:



Mr R Beeston - Director

The notes form part of these financial statements

Maple Hotels Management Company Limited

STATEMENT OF CHANGES IN EQUITY
for the year ended 31 December 2021

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 January 2020	2	9,650,950	9,650,952
Changes in equity			
Total comprehensive loss	-	(786,887)	(786,887)
Balance at 31 December 2020	2	8,864,063	8,864,065
Changes in equity			
Total comprehensive loss	-	(1,010,199)	(1,010,199)
Balance at 31 December 2021	2	7,853,864	7,853,866

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2021

1. FUNDAMENTAL ACCOUNTING CONCEPT

As of 31 December 2021, the company had net assets and net current assets although requires financial support from the ultimate parent undertaking to meet its liabilities as they fall due. A going concern basis of preparation has been adopted in the financial statements reflecting the support that has been pledged by the company's ultimate parent undertaking, Hilton Worldwide Holdings Inc.. Hilton Worldwide Holdings Inc. has provided the company with a letter of support stating it will provide financial support, should it be required for a period from the date of approval of the financial statements to the 30 June 2023 ("the going concern assessment period"), to enable the company to meet its debts as they fall due. The directors are satisfied, given the group's recovery from the impact of the COVID-19 pandemic and the proactive measures put in place during the height of the pandemic to withstand the impacts, that the ultimate parent company has sufficient cash and liquidity to provide this support should it be required. As disclosed in the group's Form 10-Q for the quarter ended 31 March 2022 the group had total cash and cash equivalents of \$1.5 billion and undrawn facilities of \$1.7 billion and stress testing performed on the severe but plausible cash flow forecasts indicate that there is no material risk the group will not be able to provide financial support throughout the going concern assessment period.

However, due to the company's financial position coupled with certain limitations of the letter of support from the ultimate parent company, the directors consider that there is material uncertainty with respect to the company's ability to continue as a going concern, noting however, the group is well placed to provide the financial support pledged as outlined above. Accordingly, the directors have concluded that it is appropriate to prepare the accounts on a going concern basis considering the support provided by the group throughout the going concern assessment period. The financial statements do not contain the adjustments that would result if the company was unable to continue as a going concern.

2. STATUTORY INFORMATION

Maple Hotels Management Company 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.

3. ACCOUNTING POLICIES

Basis of preparation

These financial statements have been prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The company's financial statements are presented in Sterling, which is the company's functional currency. Amounts have been rounded to the nearest £.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 101 "Reduced Disclosure Framework":

- the requirements of paragraphs 45(b) and 46 to 52 of IFRS 2 Share-based Payment;
- the requirements of IFRS 7 Financial Instruments: Disclosures;
- the requirements of paragraphs 91 to 99 of IFRS 13 Fair Value Measurement;
- the requirements of paragraph 52, the second sentence of paragraph 89 and paragraphs 90, 91 and 93 of IFRS 16 Leases;
- the requirements of paragraph 58 of IFRS 16;
- the requirements of the second sentence of paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a to c), 120 to 127 and 129 of IFRS 15 Revenue from Contracts with Customers;
- the requirement in paragraph 38 of IAS 1 Presentation of Financial Statements to present comparative information in respect of:
 - paragraph 73(e) of IAS 16 Property, Plant and Equipment; and
 - paragraph 118(e) of IAS 38 Intangible Assets;
- the requirements of paragraphs 10(d), 16 and 111 of IAS 1 Presentation of Financial Statements;
- the requirements of paragraphs 134 to 136 of IAS 1 Presentation of Financial Statements;
- the requirements of IAS 7 Statement of Cash Flows;
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors;
- the requirements of paragraphs 17 of IAS 24 Related Party Disclosures;
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group;
- the requirements of paragraphs 130(f), 134(d to f) and 135(c to e) of IAS 36 Impairments of Assets.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements:

Taxation

Management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with an assessment of the effect of future tax planning strategies. Further details are contained in the note "Taxation".

Valuation of lease liabilities and right-of-use assets

The company accounts for commercial property leases and equipment leases as a lessee, making assumptions to determine the lease liability and associated right-of-use asset. These assumptions include the expected lease term taking into lease extension and termination options and the incremental borrowing rate. The company has applied an incremental borrowing rate to the lease calculations that varies depending on the lease term. This is management's best estimate of the interest rate under which the company could borrow funds necessary to obtain an asset of similar value to the right-of-use asset. Further details are contained in the note "Leasing".

Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other sources of estimation uncertainty at the end of the reporting period, that may have a significant risk of resulting in a material adjustment to the carrying amounts of assets within the next financial year.

Impairment of fixed assets

Determining whether fixed assets are impaired requires an estimation of the value in use of the cash generating unit. The value in use calculation requires the directors to estimate the future cash flows expected to arise from the cash generating unit and a suitable discount rate in order to calculate present value. Each hotel is one cash generating unit. Details of any impairment loss are set out in the note "Tangible Fixed Assets".

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

Revenue recognition

Turnover

Turnover derived from hotel operations arose wholly in the United Kingdom. Turnover is recognised when services have been rendered. The turnover of the hotel is derived primarily from the rental of rooms, conference and banqueting, food and beverage sales. Turnover is all rendering of goods and services. Turnover is measured at the fair value of the consideration received, excluding discounts, rebates, value added tax and other sales taxes.

Turnover derived from management fees, which arose in the United Kingdom and Ireland, is earned by the company usually under long-term contracts with the hotel owner. Management fees include a base fee, which is generally a percentage of hotel revenue, and an incentive fee, which is generally based on the hotel's profitability or cash flows. Turnover is recognised when earned and realised or realisable under the terms of the contract. Turnover is measured at the fair value of the consideration received, excluding discounts, rebates, value added tax and other sales taxes.

Interest income

Interest is recognised as it accrues using the effective interest method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to its net carrying amount.

Other operating income

Other income comprises government grants received under the COVID-19 job retention scheme which are recognised in the period to which the underlying furloughed staff costs relate to.

Intangible assets

Computer software is stated at cost less accumulated amortisation and accumulated impairment losses. Cost comprises the aggregate amount paid to acquire the asset and includes any costs directly attributable to preparing the asset for its intended use.

Amortisation is recognised on computer software on a straight-line basis over its expected useful life of three years.

The carrying values of computer software are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable, and are written down immediately to their recoverable amount. The amortisation period and the amortisation method are reviewed at least at each financial year end. Changes in the expected useful life are accounted for by changing the amortisation period or method, as appropriate, and are treated as changes in accounting estimates.

An intangible asset is derecognised upon disposal or when no future economic benefits are expected to arise from its continued use. Gains or losses are included in the Statement of Profit or Loss and Other Comprehensive Income in the period of derecognition.

3. ACCOUNTING POLICIES - continued

Tangible fixed assets

Leasehold improvements, fixtures, fittings and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. Cost comprises the aggregate amount paid to acquire the asset and includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is recognised on all leasehold improvements, fixtures, fittings and equipment, on a straight-line basis over its expected useful life as follows:

- Leasehold improvements - lower of 50 years or the lease term
- Fixtures, fittings and equipment - between 3 and 8 years

The carrying values of leasehold improvements, fixtures, fittings and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable, and are written down immediately to their recoverable amount. The depreciation period and the depreciation method are reviewed at least at each financial year end. Changes in the expected useful life is accounted for by changing the depreciation period or method, as appropriate, and are treated as changes in accounting estimates.

An item of leasehold improvement, fixtures, fittings and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the derecognition of the asset is included in the Statement of Profit or Loss and Other Comprehensive Income in the period of derecognition.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income, and fair value through the Statement of Profit or Loss and Other Comprehensive Income. The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the company has applied the practical expedient, the company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through the Statement of Profit or Loss and Other Comprehensive Income, transaction costs.

Subsequent measurement

The company measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows, and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in the Statement of Profit or Loss and Other Comprehensive Income when the asset is derecognised, modified or impaired.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a company of similar financial assets) is primarily derecognised (i.e., removed from the company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired, or
- The company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

When the company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the company continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the company could be required to repay.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

Impairment of financial assets

The company recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through the Statement of Profit or Loss and Other Comprehensive Income. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the company expects to receive, discounted at an approximation of the original effective interest rate. For trade receivables and some intercompany loans, the company applies a simplified approach in calculating ECLs. Therefore, the company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The company has established a provision matrix, that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the company may also consider a financial asset to be in default when internal or external information indicates that the company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through the Statement of Profit or Loss and Other Comprehensive Income, loans and borrowings, or payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement - Intercompany loans

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in the Statement of Profit or Loss and Other Comprehensive Income when the liabilities are derecognised, as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit or Loss and Other Comprehensive Income.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit or Loss and Other Comprehensive Income.

Stocks

Stocks are stated at the lower of cost and net realisable value. Cost includes all costs incurred in bringing each product to its present location and condition. These costs incurred are accounted for using a first-in, first-out basis.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

Taxation

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates and laws that are enacted or substantively enacted by the balance sheet date.

Deferred tax assets and liabilities are recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:

- the initial recognition of goodwill;
- the initial recognition of an asset or liability in a transaction which:
 - (i) is not a business combination; and
 - (ii) at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss); and
- deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is realised or liability is settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date. Deferred income tax assets and liabilities are offset, only if a legally enforceable right exists to set off current tax assets against current tax liabilities, the deferred income taxes relate to the same taxation authority and that authority permits the company to make a single net payment.

Income tax is charged or credited to other comprehensive income if it relates to items that are charged or credited to other comprehensive income. Similarly, income tax is charged or credited directly to equity if it relates to items that are credited or charged directly to equity. Otherwise income tax is recognised in profit or loss.

Foreign currencies

Day to day transactions in foreign currencies are recorded in sterling at the rate ruling at the date of the transaction. Monetary assets and liabilities at the balance sheet date are translated at year end rates of exchange. Exchange gains or losses arising on translation, other than those of the Irish branch, are reported as part of the operating profit for the year.

The profit or loss account of the Irish branch is translated into sterling at average rates of exchange. The assets and liabilities of the Irish branch are translated into sterling at year end rates of exchange. Gains or losses arising on the translation of the net assets of the Irish branch are taken to reserves.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

Leases

At inception of a contract, the company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the company assesses whether:

- The contract involves the use of an identified asset;
- The company has the right to obtain substantially all of the economic benefits from use of asset throughout the period of use; and
- The company has the right to direct the use of the asset.

The company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

Where the company's leases transfer the significant risks and rewards incidental to ownership of the underlying asset to the tenant, the lease is accounted for as a finance lease. At the outset of the lease the fair value of the asset is de-recognised from fixed assets and recognised as a finance lease receivable. Lease income is recognised over the period of the lease, reflecting a constant rate of return. The difference between the gross receivable and the present value of the receivable is recognised as finance income over the lease term.

Where ownership of the right-of-use asset transfers to the lessee at the end of the lease term, the right-of-use asset is depreciated over the asset's remaining useful life. If ownership of the right-of-use asset does not transfer to the lessee at the end of the lease term, depreciation is charged over the shorter of the useful life of the right-of-use asset and the lease term.

The lease liability is initially recognised at the present value of the lease payments which have not yet been made and subsequently measured under the amortised cost method. The initial cost of the right-of-use asset comprises the amount of the initial measurement of the lease liability, lease payments made prior to the lease commencement date, initial direct costs and the estimated costs of removing or dismantling the underlying asset per the conditions of the contract.

The lease liability is measure at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the company's estimate of the amount expected to be payable under a residual value guarantee, or if the company changes its assessment of whether it will exercise a purchase, extension or termination option.

The company applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Employee benefit costs

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to the Statement of Profit or Loss and Other Comprehensive Income in the period to which they relate.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

3. ACCOUNTING POLICIES - continued

Share based payments

Equity-settled transactions

The cost of equity-settled transactions with employees is measured by reference to the fair value, which is equal to the closing stock price of Hilton Worldwide Holdings Inc. on the date granted and is recognised as an expense when services from the employees are rendered, over the vesting period, which ends on the date on which the relevant employees become fully entitled to the award.

Cash-settled transactions

The cost of cash-settled transactions is measured initially at fair value at the grant date and is remeasured at each reporting date up to and including the settlement date, with changes in fair value recognised in the Statement of Profit or Loss and Other Comprehensive Income for the period.

4. TURNOVER

The turnover and loss before taxation are attributable to the one principal activity of the company.

5. EMPLOYEES AND DIRECTORS

All operations of the company during the year ended 31 December 2021 have been undertaken by employees of other companies within Hilton Worldwide Holdings Inc.. A charge of £1,756,788 has been included in cost of sales in respect of their services (2020:£2,092,595).

A total expense of £33,738 (2020: £48,428) has been recognised in the Statement of Profit or Loss and Other Comprehensive Income which relates to contributions to the defined contribution plan.

All the directors of the company are also directors of other group companies. The directors received total remuneration for the year of £2.8m (2020: £2.9m) all of which was paid by other companies within the group. The directors do not believe that it is practicable to apportion this amount between their services as directors of the company and their services as directors of the other group companies.

6. PROFIT/(LOSS) ON DISPOSAL

	2021 £	2020 £
Profit/(loss) on disposal of tangible fixed assets	(17,869)	-

7. INTEREST RECEIVABLE

	2021 £	2020 £
Interest receivable from fellow group undertakings	-	7,686
Interest receivable from other third parties	1,020,053	1,027,020
	<u>1,020,053</u>	<u>1,034,706</u>

8. INTEREST PAYABLE AND SIMILAR EXPENSES

	2021 £	2020 £
Finance lease interest	<u>1,065,528</u>	<u>1,071,187</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

9. LOSS BEFORE TAXATION

This is stated after charging/(crediting):

	2021	2020
	£	£
Management charge payable to group undertakings	98,381	66,388
Fees payable to fellow group undertakings	496,160	249,086
Depreciation of tangible fixed assets	144,288	241,905
Amortisation of intangible fixed assets	15,906	31,833
Impairment losses on tangible fixed assets	1,062,112	435,552
Impairment losses on intangible fixed assets	5,743	12,595
	<u>5,743</u>	<u>12,595</u>

Other operating income consists of:

	2021	2020
	£	£
Government grants	(110,773)	(654,681)
	<u>(110,773)</u>	<u>(654,681)</u>

The remuneration of the auditors of £21,650 (2020: £20,082) is borne entirely by Hilton Worldwide Limited.

10. TAXATION

Analysis of tax income

	2021	2020
	£	£
Deferred tax:		
Origination and reversal of temporary differences	(163,014)	(16,334)
Effect of change in tax rate	(42,222)	(4,914)
Adjustments in respect of prior periods	(70,683)	907
Total deferred tax	<u>(275,919)</u>	<u>(20,341)</u>
Total tax income in statement of profit or loss and other comprehensive income	<u>(275,919)</u>	<u>(20,341)</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

10. TAXATION - continued

Factors affecting the tax expense

The tax assessed for the year is lower (2020 - higher) than the standard rate of corporation tax in the UK. The difference is explained below:

	2021 £	2020 £
Loss before income tax	(1,286,118)	(807,228)
Loss multiplied by the standard rate of corporation tax in the UK of 19% (2020 - 19%)	(244,362)	(153,373)
Effects of:		
Expenses not deductible for tax purposes	116,066	92,789
Adjustment in respect of prior period	(70,683)	907
Non deductible depreciation and amortisation	4,405	44,250
Effect of change in tax rate	(81,345)	(4,914)
Tax income	(275,919)	(20,341)

The Finance Act 2021, which received Royal Assent on 10 June 2021, confirmed that the rate of corporation tax would rise to 25% from 1 April 2023. This change does not have a material effect on these financial statements.

The group's and therefore the company's future tax charge could be affected by numerous factors including, but not limited to, any future consequences of the UK leaving the European Union and any tax reforms adopted from the Organisation for Economic Co-operation and Development (OECD's) Base Erosion and Profit Shifting (BEPS) actions such as those in relation to the deductibility of interest, anti-avoidance or transfer pricing. No quantification of these changes is currently possible due to uncertainty around when any currently proposed rules will be enacted or effective.

11. INTANGIBLE FIXED ASSETS

	Computer software £
COST	
At 1 January 2021	148,607
Additions	2,270
At 31 December 2021	150,877
AMORTISATION	
At 1 January 2021	125,419
Amortisation for year	15,907
Impairments	5,743
At 31 December 2021	147,069
NET BOOK VALUE	
At 31 December 2021	3,808
At 31 December 2020	23,188

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

11. INTANGIBLE FIXED ASSETS - continued

The amounts written off intangible fixed assets comprise impairment of one hotel's software. The impairment loss has been recognised as the hotel is historically loss making and are forecasted to make a loss in the coming year. The impairment loss has been measured by reference to the value in use of the cash generating units, using a discount rate of 9%. The resulting impairment loss for the year has been expensed under cost of sales within the statement of the Statement of Profit or Loss and Other Comprehensive Income.

12. TANGIBLE FIXED ASSETS

	Leasehold improvements £	Fixtures, fittings and equipment £	Totals £
COST			
At 1 January 2021	934,707	1,445,144	2,379,851
Additions	837,390	289,206	1,126,596
Disposals	(21,765)	(59,165)	(80,930)
At 31 December 2021	1,750,332	1,675,185	3,425,517
DEPRECIATION			
At 1 January 2021	595,411	982,570	1,577,981
Charge for year	40,923	103,365	144,288
Eliminated on disposal	(8,284)	(54,777)	(63,061)
Impairments	674,848	387,265	1,062,113
At 31 December 2021	1,302,898	1,418,423	2,721,321
NET BOOK VALUE			
At 31 December 2021	447,434	256,762	704,196
At 31 December 2020	339,296	462,574	801,870

The amounts written off tangible fixed assets comprise impairment of one hotel's fixed assets. The impairment loss has been recognised as the hotel is historically loss-making and are forecasted to make a loss in the coming year. The impairment loss has been measured by reference to the value in use of the cash generating units, using a discount rate of 9%. The resulting impairment loss for the year has been expensed under cost of sales within the Statement of Profit or Loss and Other Comprehensive Income.

13. STOCKS

	2021 £	2020 £
Goods for resale	11,645	11,402

The directors estimate that the replacement cost of stocks is not materially different from their book value.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

14. DEBTORS

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	161,786	58,345
Amounts owed by group undertakings	6,034,191	3,956,009
Amounts receivable in respect of finance leases	127,345	119,947
Other debtors	494,017	494,276
Value Added Tax	-	131,956
Deferred tax asset	275,919	-
Prepayments and accrued income	705,443	1,829,323
	<u>7,798,701</u>	<u>6,589,856</u>
Amounts falling due after more than one year:		
Amounts receivable in respect of finance leases	16,713,292	16,840,637
Deferred tax asset	63,019	63,019
	<u>16,776,311</u>	<u>16,903,656</u>
Aggregate amounts	<u>24,575,012</u>	<u>23,493,512</u>

Amounts owed by group undertakings are included in amounts due within one year where there are no specified repayment terms. Amounts owed by group undertakings are technically repayable on demand and hence are included in amounts due within one year. The loans bear interest at SONIA, or another applicable market rate, plus a margin.

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Leases (see note 17)	88,279	375,859
Trade creditors	161,494	49,279
Amounts owed to group undertakings	1,956,517	27,814
Value Added Tax	11,760	-
Other creditors	61,328	69,972
Accruals and deferred income	692,075	389,978
	<u>2,971,453</u>	<u>912,902</u>

Amounts owed to group undertakings are included in amounts due within one year where there are no specified repayment terms and there is no fixed repayment schedule in place. While amounts owed to group undertakings are technically repayable on demand, and hence are included in amounts due within one year, the directors are of the opinion (as a result of their group role in relation to the group undertakings amounts are owed to) that in the ordinary course of business, repayment within such a timescale would not be required. The loans bear interest at SONIA, or another applicable market rate, plus a margin.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

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

	2021 £	2020 £
Leases (see note 17)	<u>14,472,441</u>	<u>14,558,297</u>

17. FINANCIAL LIABILITIES - BORROWINGS

	2021 £	2020 £
Current:		
Leases (see note 18)	<u>88,279</u>	<u>375,859</u>
Non-current:		
Leases (see note 18)	<u>14,472,441</u>	<u>14,558,297</u>

Terms and debt repayment schedule

	1 year or less £	1-2 years £	2-5 years £	More than 5 years £	Totals £
Leases	<u>88,279</u>	<u>88,121</u>	<u>301,528</u>	<u>14,082,792</u>	<u>14,560,720</u>

18. LEASING

Right-of-use assets

Tangible fixed assets

	2021 £	2020 £
COST		
At 1 January 2021	69,711	69,760
Additions	-	(49)
Disposals	<u>(4,232)</u>	<u>-</u>
	<u>65,479</u>	<u>69,711</u>
DEPRECIATION		
At 1 January 2021	57,939	33,985
Charge for year	9,382	17,560
Eliminated on disposal	<u>(4,231)</u>	<u>-</u>
Impairments	<u>1,437</u>	<u>6,394</u>
	<u>64,527</u>	<u>57,939</u>
NET BOOK VALUE	<u>952</u>	<u>11,772</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

18. LEASING - continued

Other leases

	2021	2020
	£	£
Short-term leases	11,027	8,726
Variable payment leases	749,096	-
	<u>760,123</u>	<u>8,726</u>

Lease liabilities

Minimum lease payments fall due as follows:

	2021	2020
	£	£
Gross obligations repayable:		
Within one year	1,147,612	1,441,081
Between one and five years	4,561,297	4,566,486
In more than five years	36,480,000	37,620,000
	<u>42,188,909</u>	<u>43,627,567</u>

Finance charges repayable:		
Within one year	1,059,333	1,065,222
Between one and five years	4,171,648	4,198,836
In more than five years	22,397,208	23,429,353
	<u>27,628,189</u>	<u>28,693,411</u>

Net obligations repayable:		
Within one year	88,279	375,859
Between one and five years	389,649	367,650
In more than five years	14,082,792	14,190,647
	<u>14,560,720</u>	<u>14,934,156</u>

The company leases commercial property. When measuring lease liabilities, the company discounts future lease payments using its incremental borrowing rate with a range between 2-5%.

The company has no variable lease payments based on an index.

19. DEFERRED TAX

	£
Balance at 1 January 2021	(63,019)
Credit to Statement of Profit or Loss and Other Comprehensive Income during year	(205,236)
Prior year adjustment	(70,683)
Balance at 31 December 2021	<u>(338,938)</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

19. DEFERRED TAX - continued

The deferred tax asset relates to:

	2021 £	2020 £
Decelerated capital allowances	(153,998)	(10,741)
Short term temporary differences	(184,940)	(52,278)
Total deferred tax asset	<u>(338,938)</u>	<u>(63,019)</u>

Deferred tax assets and liabilities have been offset where they relate to income taxes payable to the same taxation authority.

The deferred tax asset of £338,938 (2020: £63,019) is expected to be recovered after more than one year.

20. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2021 £	2020 £
2	Ordinary shares	1	<u>2</u>	<u>2</u>

21. RESERVES

	Retained earnings £
At 1 January 2021	8,864,063
Deficit for the year	<u>(1,010,199)</u>
At 31 December 2021	<u>7,853,864</u>

22. CAPITAL COMMITMENTS

The company has not entered into any capital commitments contracted for but not provided in the financial statements at period end.

23. SHARE-BASED PAYMENT TRANSACTIONS

Under a long term incentive scheme Hilton Worldwide Holdings Inc. grants restricted stock units (RSU's) to the general managers and hotel managers. The RSU's granted vest equally over a 3 year period. Under the rules of the plan, if the participant ceases to be employed by the Hilton group, the participants' unvested RSU's would be forfeited. The RSU's granted to the general managers and hotel managers are generally equity settled with the exception of certain awards that are settled in cash. For equity settled RSU's, the employees will receive shares based on the share price at the date of grant. For cash settled RSU's, the amount of the cash payment is determined based on the share price of Hilton Worldwide Holdings Inc. at the date of vesting.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2021

24. PARENT UNDERTAKING, CONTROLLING PARTY AND CONSOLIDATING ENTITY

The company's immediate parent undertaking is Hilton Worldwide Limited, a hotel operator registered in England.

The ultimate parent, the only undertaking for which group financial statements were prepared and into which the company is consolidated for 31 December 2021, was *Hilton Worldwide Holdings Inc.*, a company incorporated in Delaware in the United States of America. These group financial statements are available from the company secretary, Hilton Worldwide Holdings Inc., 7930 Jones Branch Drive, McLean, Fairfax County, Virginia VA 22102-3302, United States of America.

25. CONTINGENT LIABILITIES

The company had jointly and severally guaranteed the value added tax liability of other companies within the same UK VAT group, which amounted to approximately £2.6m (2020: £2.7m) at 31 December 2021.