

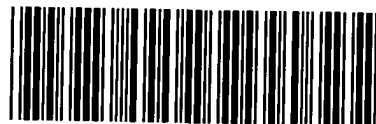
TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

ANNUAL REPORT

For the year ended 31 March 2023

Company registration number: 2138407

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TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

ANNUAL REPORT

for the year ended 31 March 2023

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TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD
OFFICERS AND PROFESSIONAL ADVISERS

Executive Directors	T.Sakuraoka - Managing Director T.Yanagisawa (appointed 1 April 2022) M.Suzuki (appointed 1 April 2023) P.Lewis (appointed 1 April 2023) M.Pestridge (appointed 1 April 2023)
Company Secretary	Sarah Cort (appointed 16 March 2023)
Registered office	Coriander Avenue London E14 2AA
Registered number	2138407
Bankers	Barclays Bank PLC Mizuho Corporate Bank Limited Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ Limited Societe Generale HSBC
Solicitors	Eversheds LLP 1 Wood Street London EC2V 7WS
Independent Auditors	PricewaterhouseCoopers LLP 1 Embankment Place London WC2N 6RH

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Strategic Report

The directors submit their annual report and the audited consolidated and company financial statements of Telehouse International Corporation of Europe Ltd ("Telehouse", "the Group") for the year ended 31 March 2023.

Principal activities and strategy

Established in 1989, Telehouse International Corporation of Europe Ltd is a pioneering carrier-neutral data centre colocation and ICT solutions provider, with European headquarters in London, UK. Telehouse International Corporation of Europe Ltd is an owner and operator of premium data centre facilities, providing connectivity and managed ICT solutions to over 3,000 customers globally from more than 40 data centre facilities in more than 10 countries and 20 cities including London, New York, Paris and Frankfurt. Telehouse International Corporation of Europe Ltd is the data centre subsidiary of KDDI Corporation, a leading Japanese telecommunications and ICT solutions provider and Global Fortune 300 company with 100 offices in more than 60 cities around the world.

This report specifically covers the activities of Telehouse International Corporation of Europe Ltd, a company incorporated and domiciled in the United Kingdom and the Group with operations in the UK and France. The Group's principal activity is to support its customers' IT infrastructure with a comprehensive range of data centre and ICT solutions including connectivity and access to leading cloud services, from its secure, low latency facilities.

Europe by its location has a key role to play in redefining the internet as it was originally intended: as a network of networks that connects rather than divides. For this reason, the FLAP markets (Frankfurt, London, Amsterdam and Paris) dominate the data centre and colocation industries, providing a hub to the rest of the world.

France, by its proximity, connects to Africa and the Middle East and London to the Americas. These cities are at the crossroads of the global internet and account for all traffic worldwide. Telehouse International Corporation of Europe Ltd enables customers to access global networks through some of the most connected data centres in the world – whether through ISPs, ASPs, internet exchanges or cloud providers. It offers the shortest and most expedited path to making those connections.

Telehouse International Corporation of Europe Ltd has a strong presence and is a centre for the global internet network in two locations: London, home to the London Internet Exchange (LINX) since 1994, and Paris through its partnership with the French Internet Exchange (France-IX). The Telehouse London Docklands data centre campus is considered the most connected data centre in the world while Telehouse Paris is the most connected in France and ranks fifth in the world. Together they provide customers with direct access to the global networks they need.

As a leading provider of carrier-neutral data centres, Telehouse International Corporation of Europe Ltd developed a highly connected ecosystem of more than 1000 connectivity partners including carriers, mobile and content providers, enterprises and financial services companies, to deliver fast, efficient and secure interconnections, accelerated speed to market and the creation of new business opportunities for Telehouse customers. This high level of connectivity is a key competitive advantage positioning Telehouse International Corporation of Europe Ltd as one of the most highly connected data centre service providers in the world.

A Race to the Connected Future report commissioned by Telehouse International Corporation of Europe Ltd on the future of connectivity revealed that colocation remains pivotal to their success, with 99% of the 250 UK enterprises surveyed revealing that they are using colocation services with 40% of their IT infrastructure outsourced to a data centre service provider, rising to 48% within the next 5 years.

Telehouse International Corporation of Europe Ltd can provide its customers with access to any of its global locations from their preferred Telehouse location providing them with a multinational, multiple-site data centre with low latency and proximity to their end users.

Business review

The Group financial statements for the year under review have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006.

Telehouse International Corporation of Europe Ltd delivered profit before tax of £73.1m for the year ended 31 March 2023 (2022: £81.5m). This profit has been achieved through good revenue performance though profit for

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the year has reduced due to increased costs being incurred as a result of inflation being high. The cost of electricity in particular has been a major factor in the reduced margin.

Revenue increased by 17% to £223.8m (2022: £190.8m). This growth in revenue was driven mainly by the increased operational capacity of the North Two and new South facilities at Docklands. Furthermore, continued investment in power capacity at Docklands campus and Paris Voltaire campus has enabled further datacentre sales and demonstrated strong growth in interconnections and the Paris cloud services. Strong procurement governance has continued to support strong cost management.

Cash generated by the Group from operating activities was £73.7m (2022: £77.5m) in the year. Due to the nature of the data centre business, cash flows follow a pattern where there is first investment in new developments and benefits generated from these are recognised in the future. Telehouse operates a European group cash pooling agreement with KDDI Europe Limited (a UK registered subsidiary of the global parent company KDDI Corporation) which is utilised for investment cash flow by way of both short term and long term borrowing.

This method of cash management within the Group has reduced interest bearing debt as all surplus cash held is utilised. During the year maximum short-term loans drawn from the cash pool were £36.3m (2022: £37.3m) and maximum deposits placed in the cash pool were £6.8m (2022: £8.6m). During the year long term loans of £40.0m were drawn (2022: £Nil). As at 31 March 2023, borrowing facilities available but undrawn, were £71.0m (2022: £58.9m).

Capital expenditure of £73.3m in London (2022: £42.7m) and £32.8m for Paris (2022: £8.0m) related mainly to the development of Telehouse South in Docklands and the Magny site in Paris, as well as continuous site and infrastructure improvements along with the development of new products and services.

Total net debt increased by £24.8m to £87.8m during the 12 month period from 1 April 2022. This increase is mainly due to the undertaking of a new long term issued during the year by KDDI Europe Limited to fund the development of the Telehouse South site. The long term loans remaining are of £113.5m (London) and £nil (Paris) as at 31 March 2023. Repayment of these loans is due by 2033. The cash pooling agreement limits are set and agreed by the Board of Directors each year, and are renewed annually. This ensures that cash is utilised across the Group effectively.

Surplus funds will continuously be utilised to invest in the existing facilities, expansion programs and the development of further value added services.

Future prospects and developments

Throughout 2022, the colocation industry like many others, faced numerous challenges. The Ukraine crisis squeezed energy supply resulting in energy price volatility driving operators to seek and secure supply and lock in pricing through longer term Power Agreements (PPA) with suppliers and invest in alternative supplies of energy through renewable sources. Supply chain disruptions for components such as semi-conductors and talent shortages that surfaced during the covid pandemic continued without abating, impacting data centre construction project delivery timescales.

Double-digit inflation during the second half of 2022 forced organisations to re-prioritise operational projects according to the Telehouse Climate Crunch Report launched in December 2022. The report also uncovered that enterprise digitalisation projects has contributed to the steady increase in IT budgets over the last few years, however the volatility of the energy market has influenced further increases in IT budgets for 69% of UK organisations.

Despite the challenges of the past year, the demand for colocation services remained steady, spearheaded by hyperscalers and software as a service (SaaS) providers requiring large scale capacity throughout Europe according to CBRE's Q4 European Data Centre report.

Telehouse International Corporation of Europe Ltd continues to invest heavily in its European infrastructure to provide a future proof offering; one that guarantees uptime, offers close proximity to key markets and provides direct access to the changing IT ecosystem.

Telehouse Paris is scheduled to open its new Magny 2 data centre at the TH3 campus south of Paris in September 2023. Its design and infrastructure combine eco-responsibility, scalability and hyper-connectivity with the TH2

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Paris Voltaire Datacentre. The Magny 2 new data centre will consist of 5 buildings with a total power capacity of 18MW over 12,000m² of IT space. Telehouse Paris expanded its footprint in 2021 to include a Point of Presence in the heart of the city of Marseille, contributing towards the strengthening of the French digital economy, particularly in its international exchanges with Africa, Asia and the Middle East.

Sustainability has taken centre stage for the data centre industry, with increased pressure from customers, investors and regulators to become more sustainable and reduce carbon emissions. Emerging regulations such as the Corporate Sustainability Reporting Directive will require operators to disclose sustainability data within their annual reports alongside their financial data.

Telehouse International Corporation of Europe Ltd has an important responsibility to ensure our operations today help support a safe and sustainable tomorrow for our planet, customers and our communities. We have a robust environmental, social and governance (ESG) strategy and embed ESG best practices across our operations.

Telehouse International Corporation of Europe Ltd is committed to providing an excellent customer experience and conducting business in an ethical, social, and environmentally responsible manner. We constantly strive to adopt the highest standards to drive energy efficiency, foster green procurement, ensure effective resource management and reduce our carbon footprint. Telehouse has been purchasing 100% of the energy supply to our data centres from renewable sources since 2019. The organisation joined the Climate Change Agreement CCA with the Environment Agency in 2014 and has achieved reduction targets each year.

Section 172 Compliance Statement

Overview

Section 172 sets out the responsibilities of the Directors to act in good faith in undertaking activities and promoting the successes of the Company for the benefits of its stakeholders.

The Directors of Telehouse International Corporation of Europe Ltd confirm that during the year under review they both individually and together have acted to promote the long-term success of the Company for the benefit of all members as a whole and in compliance with Section 172 of the Companies Act 2006. This includes:

The likely consequence of any decision in the long-term

The Directors recognise that the decisions they make today will affect the ongoing success of the Company. The Directors have focused on the long-term success of Telehouse International Corporation of Europe Ltd over the past year, with detailed reviews and discussions on the evolution of the Company's purpose and strategic direction. They have developed and enhanced the organisation's strategy with a key focus on its sustainable growth for the benefit of both customers and employees in the future.

The interests of the company's employees

The Directors understand that employees are core to the ongoing and long-term success of Telehouse International Corporation of Europe Ltd. As such, they implemented several key initiatives to support them, as detailed further below.

Directors

Each of the Directors joined from our parent company, KDDI Corporation, prior to being promoted to the Board of the Company. They all have extensive knowledge of the global business and an acute insight into the mood, culture and views of the wider Group that they can bring to the UK operations.

Engagement with the workforce continues to be vital to the running and success of the Company.

The Directors work closely within the organisation, and alongside colleagues, to bring a high degree of visibility, personal oversight and engagement with the business. In addition, they:

- Visit the domestic and international operational sites, spending significant time in the domestic sites at the existing London Docklands campus and the new data centre, Telehouse South.
- Deliver presentations on the global business performance, both financial and operational, and provide insights from the parent company on its strategic direction.
- Receive and disseminate the results of the annual employee engagement surveys and drive any appropriate new initiatives, as needed.
- Run regular interactive staff briefing sessions to enable information sharing and feedback.

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Attend regular Executive Committee meetings with department heads to ensure they are kept up to date with all aspects of the business of the Company and have a wider governance framework that permits effective and efficient oversight and decision making.

Reward and Retain

The employees of Telehouse International Corporation of Europe Ltd are the Company's most valuable asset. The Company encourages an atmosphere of open communication, involvement and personal development. Every employee is treated as an individual and has an equal opportunity for personal recognition and career development, regardless of gender, creed, personal background, or politics. Discrimination and harassment are not tolerated.

Employee Engagement and the Employee Experience

The Company is committed to listening to the opinions of all employees in the workplace and taking appropriate actions to enhance their experience with the Company. To ensure that the opinions of all employees are heard, the Company encourages employee feedback through regular one-to-one sessions and clear feedback loops up to the Executive Committee.

We are constantly looking to see how we can improve as a business and seek to bring our employees together throughout the year to enable a forum through which our employees can engage and provide fresh ideas and input into our improvement initiatives.

The Directors understand the strategic importance of all stakeholders to the business. When making decisions, the Directors have regard to the interests of colleagues, and the need to foster business relationships with other key stakeholders. The wellbeing of colleagues has always been and will continue to be a prominent focus.

Performance management and performance development

Performance management and appraisal process provides an opportunity for positive and constructive feedback and opens a dialogue between employees and managers to discuss all aspects of their work performance. In addition, any future training, development and career planning relevant to the individual and to the department are discussed and implemented.

The Director of Human Resources provides information to the Company's Directors on employee-related matters, including whistleblowing, workforce demographics, results of employee engagement and staff retention rates.

Health and Safety and Welfare

Telehouse International Corporation of Europe Ltd regards the management of health and safety as an integral part of its business and as a management priority. It is company policy that all activities and work are carried out in a safe manner, and the Company works to ensure the health, safety and welfare of its employees and others who may be affected by its activities. The Company's target is for zero accidents and zero work-related ill health to be achieved by applying current best practice in health and safety management.

Telehouse International Corporation of Europe Ltd provides healthy and safe working conditions to all employees in its data centres and in the corporate office, and to all visiting customers and suppliers with the key focus areas being to:

- Protect the health and safety of all employees and visiting customers/suppliers by implementing working practices to prevent personal injury and damage to property.
- Make employees and visiting customers/suppliers aware of risks associated with their activities. Ensure risk assessments are carried out prior to authorisation to work.
- Raise awareness of their own responsibilities for the health and safety of themselves and others.
- Work in accordance with ISO 45001 standards.

The need to foster the Company's business relationships with suppliers, customers and others.

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Customers

The customers of Telehouse International Corporation of Europe Ltd are at the heart of what the Company does. They require Telehouse International Corporation of Europe Ltd to provide secure, resilient and highly connected services.

The Company engages with its customers through the Customer Success and Sales teams, providing both on-going support in addition to addressing queries on a range of issues. Telehouse International Corporation of Europe Ltd believes in developing relationships with customers that are built on integrity and trust - a prerequisite for successful and sustainable business relationships, and it trains employees accordingly.

Telehouse International Corporation of Europe Ltd measures its success through a combination of customer surveys and feedback sessions. The Company carries out an annual NPS (net promoter score) and customer satisfaction survey with all customers and monitors and communicates its performance against Key Performance Indicators and Service Level Agreements with customers in addition to the number of billing queries that it receives. We achieved an NPS score of 36.7 in our last survey. While this is a small decrease from the previous year, this figure still greatly exceeds our competitors. Nevertheless, we are constantly speaking to our customers and acting on their feedback where possible to try and ensure that we continue to provide an excellent service to our customers. Our customer satisfaction score of 6.1 out of 7 is consistent with the previous year's survey results.

Suppliers

Telehouse International Corporation of Europe Ltd has several key suppliers with whom it has direct contractual relationships to supply a range of goods and services. The Company's suppliers want long-term, collaborative and trusted relationships that generate increased business opportunities.

Telehouse International Corporation of Europe Ltd follows a comprehensive strategic procurement approach when selecting suppliers and awarding contracts for the supply of materials and services to support the business. This entails competitive tendering of services, whereby awards are made to suppliers who achieve the highest number of points after a rigid selection criterion that includes factors such as price, delivery timeframes and total costs of ownership. The suppliers must also demonstrate they have strong environmental and sustainability philosophies. In addition, Telehouse International Corporation of Europe Ltd has an approved supplier list which it regularly benchmarks against the market to ensure that the Company remains at the forefront in terms of technology innovation and overall best customer experience.

The impact of the Company's operations on the community and environment.

The Environment and Climate Change

The ESG Committee of Telehouse International Corporation of Europe Ltd monitors progress of the Company's sustainability strategy, supporting goals across the Environmental, Social and Governance programmes. The Company continues to work on embedding sustainable best practices in its operations and focus on the material issues that have the greatest impact on stakeholders and the business. Telehouse International Corporation of Europe Ltd strives to adopt the highest standards and behaviours across its operations to enhance energy efficiency, and to reduce environmental impact.

Telehouse International Corporation of Europe Ltd has been developing effective environmental strategies and policies focused on climate change action, energy efficiency and green procurement, which support the carbon reduction ambitions of many of its stakeholders.

To further support the Company's sustainability strategy and reduce its carbon footprint, Telehouse International Corporation of Europe Ltd is proud to have implemented the policy to source electricity for its London Docklands campus from only 100% renewable sources, such as wind and solar power. Furthermore, Telehouse International Corporation of Europe Ltd aims to be 100% carbon neutral in its operational emissions (Scope 1 & 2) by 2030. The Company continues to regularly review its energy strategy to ensure that it is maintaining a consistent energy supply from 100% renewable sources.

In addition, Telehouse International Corporation of Europe Ltd adheres to international ISO standards in Environment and Energy Management, including achieving ISO 14001:2015 Environmental Management

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System and ISO 50001:2018 Energy Management System certifications. These internationally recognised standards support the Company's commitment to minimise the environmental impact in day-to-day operations and improve energy performance.

Telehouse International Corporation of Europe Ltd achieves continual improvement in the energy efficiency of its operations and recognises its responsibility to take action by focusing on reducing emissions, increasing preparedness for physical climate impacts and working with others to enhance the local response to climate change.

Telehouse International Corporation of Europe Ltd is defining and measuring its targets and continues to conduct an exhaustive review and calculation of its emissions (direct, indirect and value chain sources) to develop long-term reduction options and targets, with the aim of moving to a more sustainable future for all members and stakeholders.

Building Confidence in the Business

Telehouse International Corporation of Europe Ltd chooses to actively participate in voluntary standards, regulations and frameworks, recognising their value in increasing the Company's energy performance and reducing energy expenditure for operators and customers. The Company also chooses to adhere to non-voluntary guidelines in energy efficiency which provide data centre operators with useful recommendations and best practices.

As part of Telehouse International Corporation of Europe Ltd commitment to providing a market-leading service, the Company has continued to retain accreditation to ISO 27001:2013 (Information Security) and the physical security elements of the Payment Card Industry Data Security Standard as core to the business across all locations. In all cases our accreditations are aligned to a single certificate or attestation in order to reduce any individual focus and strengthen the business physical security procedures through established best practices.

The business compliments its accreditations with the ISO standard for Quality, 9001:2015 which is further evidence of the business's continuous improvement program which is set against industry best practice.

Telehouse International Corporation of Europe Ltd is defining carbon emissions targets and conducting an in-depth review and calculation of emissions (direct, indirect and supply chain sources) to develop short and long-term commitments aligned and validated by the Science Based Targets initiative.

Telehouse International Corporation of Europe Ltd is also a member of Sustainable Trading, a non-profit organisation aimed at driving positive Environmental, Social and Governance change.

Additionally, Telehouse International Corporation of Europe Ltd instructs a number of external advisers who advise the Company on any other "best practices" that the Company should be complying with.

Delivering Exceptional Customer Experience

Telehouse International Corporation of Europe Ltd is committed to helping its customers understand the energy impacts of their digital activities by providing information on their digital activities and being transparent about the energy they use on behalf of others.

The Company is also committed to providing an excellent customer experience and conducting business in an ethical, social, and environmentally responsible manner. Its strategy focuses on climate change, energy efficiency, sustainable procurement, resources management, social responsibility and governance and compliance.

Our Community

As a data centre provider, Telehouse International Corporation of Europe Ltd is aware of wider obligations to be a responsible business partner both to its customers who occupy space within the facilities and to the wider communities in which the Company operates. As activities impact multiple stakeholder groups, the Directors work to ensure that stakeholder matters are integral to its decision-making to achieve long-term success.

Telehouse International Corporation of Europe Ltd actively serves and supports the community in which it operates by ensuring that the community benefits from its presence where possible. This includes:

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- Funding local employment schemes in cooperation with local authorities, providing work experience for students attending the New City College located within the London Borough of Tower Hamlets
- Educating local students about the services we provide within the digital infrastructure and the benefits that our services provide to the digital economy.
- Contributing to local community activities such as sponsoring cricket events.
- Implementing a scheme whereby laptops that the Company no longer requires are donated to children in the Company's local community.
- Participating in various charity events.
- Managing the environmental impact of the Company's services.

Maintaining reputation for high standards of business conduct

The Directors acknowledge that they are responsible for establishing and monitoring the culture, values and reputation of the Company. Employees of Telehouse International Corporation of Europe Ltd are central to the Company achieving its strategic aims, with the Company building a culture where its colleagues can flourish.

We are constantly striving to improve and have recently updated our supplier code of conduct to ensure that our suppliers align their business practices with ours, ensuring that our supply chain maintains a high standard of business conduct and practices.

Acting fairly between members of the Company

Telehouse International Corporation of Europe Ltd aims to understand the views of its shareholders and always acts in the best interests of the shareholders as a whole. The Company continues to listen to and, if beneficial for the Company and the shareholders as a whole, act upon any feedback it receives from its shareholders.

Throughout the past year, the Telehouse International Corporation of Europe Ltd has invested in the long-term growth of the Company through a number of significant construction projects that will ensure the value of the Company continues to grow for its shareholders.

Principal and financial risks

The continuation of service to its customers by way of power supply and cooling are the most important aspects of Telehouse's service delivery, closely followed by physical security of the site including customer areas and equipment. The status of these areas is measured continuously, 24 hours of every day, and performance reported monthly to the Board. Capacity levels for redundancy are similarly checked and reported to the Board so that early action to increase or enhance existing plant can be taken when plant capacity approaches target operating levels. The Group has an on-going program of investment in these areas to ensure customer service remains at the highest expected levels.

As Telehouse North Two and Telehouse Paris Magny sites continue to sell to capacity, the Board continues to consider expansion opportunities to ensure that the demand for supply of services can be met.

The Group's net debt is financed by KDDI Europe Limited, a UK registered subsidiary of KDDI Corporation, on interest rates varying between 0.5% to 4.0% (London).

The cost of electricity represents 30.0% of total operating cost (2022: 26.7%), and this represents a significant increase against the proportion for the year ended 31 March 2022. The increase is mainly a result of the unit price of power increasing due to various economic related factors. The directors remain aware that the volatility of the energy markets has a significant impact on the profitability of the business, and will continue to manage associated costs through forward purchasing based on expected future requirements as well as exploring new methods to control any future price fluctuations.

This risk is continually assessed and market activity in the European energy markets is monitored. The purchasing strategy is reviewed periodically and immediately should any significant market activity occur.

The Group's financial risk management policies are set out in note 21 to the financial statements.

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Key performance indicators

The Board manages the business by reference to a number of key performance indicators. However, the principal indicators are as follows:

	2023 Target	Year ended 31 March 2023	Year ended 31 March 2022
Revenue (1)	£215.0m	£223.8m	£190.8m
Net debt (2)	£137.2m	£87.8m	£63.0m
Pipeline/sales forecast to year end (3)		4.0%	3.8%

(1) Revenue - As per the financial statements, Target stated as set at the start of period although a revised target is set at the six-month point for the period-end.

(2) Net debt - Short and long-term bank borrowing, group company loan less cash balances, as per consolidated cash flow statement totals.

(3) Pipeline/sales forecast - This calculation takes existing sales as a ratio of assured pipeline to calculate the expected period-end invoiced sales total.

Revenue performance was in line with expectations and has been underpinned by the continuing increase in operational capacity of the North Two facility in the London Dockland campus, the opening of the new London South facility, the Paris Magny facility and the new Marseille facility, as well as growth in additional services, such as the interconnection services.

Net debt was below the target maximum level by £49.4m. Though capital expenditure in the year increased considerably, careful cash management has been the key to keeping borrowing requirements under control. The Group's long term net debt requirements, which are carefully planned and executed, are financed by KDDI Europe Limited. The Group reports its cash activity to its parent on a monthly basis and bi-annually reports a 5 year cash forecast plan.

The sales pipeline at the end of the current year is representative of the increased space available for sale in the South facility in London. Telehouse continues to construct and fit out new space within the South and other existing facilities to ensure that its future growth opportunities are maximised.

Results and dividends

The consolidated profit for the financial year transferred to reserves was £53.3m (2022: £53.6m). Consolidated shareholders equity at the end of the year was £627.4m (2022: £559.87m). During the year no dividends (2022: £33.2m) were paid.

Environmental commitment

Telehouse is working to embed environmentally sustainable best practices in its operations and concentrating business resources in areas which are seen as high risk or have significant carbon emissions, and where we can make the most significant environmental improvements across the business. We strive to adopt the highest standards and behaviours across our operations to enhance energy efficiency, competitiveness and to reduce our environmental impact.

We are committed to providing an excellent customer service experience and to conducting business in an ethical, social and environmentally responsible manner. We are proactive and committed to continually improving our overall environmental and energy performance by establishing an environmental policy, strategy, setting objectives and targets. Our strategy is focused on climate change action, energy efficiency and green procurement, which support the carbon reduction ambitions of many of our stakeholders. We continue implementing an action plan to achieve our goals during 2023 and beyond.

In 2022, Telehouse International Corporation of Europe joined the Climate Neutral Data Centre Pact to demonstrate its commitment to achieving ambitious greenhouse gas reductions for the data centre industry and leveraging technology and digitalization that support the ongoing transformation to make Data Centres climate neutral by 2030.

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Carbon emissions

The below statement contains Telehouse's annual energy consumption, associated relevant greenhouse gas emissions, and additional related information, as required under the Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018.

The methodology applied to the calculation of Greenhouse Gas emissions is the 'GHG Protocol Corporate Accounting and Reporting Standard'. An 'operational control' boundary has been applied. Carbon conversion factors have been taken from 'UK Government GHG Conversion Factors for Company Reporting – 2022'. Conversion factors also taken from UK ETS 2022 factors for on-site combustion. Emissions are reported as CO₂e. As the majority of Telehouse's electricity is purchased from 100% renewable sources under an energy supply contract, a dual reporting approach has been taken with both 'location-based' and 'market-based' electricity emissions being reported.

The table below shows the total annual UK energy use associated with electricity consumption, fuel combusted on-site, and fuel consumed for relevant business transport purposes for the period 1st Jan 2022 – 31st Dec 2022. Refrigerant gas emissions have been included under Scope 1.

Table 1– Energy Consumption and Emissions

	2021	2022
On-site combustion (kWh)	508,338	1,551,176
Electricity (kWh)	166,522,894	179,511,152
Road Transport (kWh)	6,240	770
Total Energy (kWh)	167,037,472	181,063,098
Scope 1 Emissions (tCO ₂ e)	331	925
Scope 2 Emissions - Market Based (tCO ₂ e)	0	0
Scope 2 Emissions - Location Based (tCO ₂ e)	35,358	34,714
Total Emissions Market Based (tCO ₂ e)	35,689	35,639
tCO ₂ e/£m revenue	260.7	231.6

Reporting period - Jan to Dec

The 2021, 2020 and 2019 Figures reported in the previous annual reports have changed slightly due to the exhaustive revision and inclusion of all direct emissions including air-conditioning leaks.

For purposes of baselining and ongoing comparison, it is required to express the emissions using a carbon intensity metric. The intensity metric chosen is £m revenue. The 2021 intensity metric is different from previously published due to a change in reporting methodology.

The resultant emissions intensity, calculated based on our market-based emissions for 2022, is 231.6 tCO₂e/£m revenue.

Telehouse International Corporation of Europe adheres to international ISO standards in Environment and Energy Management, including the ISO 14001:2015 Environmental Management System and ISO 50001:2018 Energy Management System certifications. These internationally recognised standards confirm Telehouse's commitment to minimise the environmental impact in our day-to-day operations and improve energy performance. We aim to achieve continual improvement in the energy efficiency of our operations and recognise our responsibility to take action by focusing on reducing our emissions, increasing our preparedness for physical climate impacts and working with others to enhance the local response to climate change.

Specific activities were undertaken to improve the energy efficiency and environmental impact of our operations in 2022, and they include:

- Deployment of the EkkoSense solution - Telehouse engaged with EkkoSense in January 2022 and selected its North facility to trial the EkkoSoft Critical AI-driven data centre optimisation software. The EkkoSense team then moved to deploy its sensors and software solution, ready for a comprehensive

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optimisation exercise that was completed in June 2022. Following the success of this pilot, Telehouse subsequently decided to deploy the EkkoSense solution at the West and East buildings at Docklands. The initial results proved extremely promising, with actual 281 kW savings – 33% ahead of target. EkkoSense's technology works to continuously identify further optimization opportunities and move the efficiency of Telehouse's operations further. During the summer months of July and August 2022, the software helped Telehouse's team to successfully monitor and protect equipment and maintain uptime. EkkoSense has helped not only to optimize cooling and thermal performance but also to provide real time operational visibility needed to secure a 461 tonnes reduction in CO₂ carbon emissions as well as a 10% cooling power reduction in the North Building.

- **Pump Replacement** - Pump Replacement and recommissioning work has been undertaken in the East and North buildings to reduce power consumption. Significant energy savings have been achieved (18 to 19.9 kWh) for each system.
- **Revision CRAC / CRAH Settings** - Revision and adjustment of cooling set points were conducted across different areas and buildings to reduce energy consumption, operating costs and helping to reduce the carbon footprint.
- **Revision and optimisation of chilled water temperature N2 Building** - The chilled water set points have been increased to optimum level points to maximise the use of free cooling and reduce compressor energy consumption. The seasonal impact has been undertaken and free cooling implemented for several months of the year.

All of the above have resulted in energy efficiency gains or environmental improvements for the campus over 2021 figures, with more opportunities identified for the coming years.

To further support our sustainability strategy and reduce our carbon footprint, Telehouse has been purchasing 100% of the energy supply to the Docklands campus and the new data centre Telehouse South from renewable sources throughout this reporting period. Our leased office is also now supplied with 100% purchased renewable energy.

Going Above and Beyond

At Telehouse International Corporation of Europe Ltd, we choose to actively participate in voluntary standards, regulations and frameworks because we recognise their value in increasing our energy performance and reducing energy expenditure for operators and customers. We also choose to adhere to non-voluntary guidelines in Energy Efficiency which provide DC operators with recommendations for improving efficiency.

Delivering solutions that protect the environment while providing the best possible value and service to our customers is no easy feat, but at Telehouse we will continue to work alongside regulators and industry bodies to keep refining and improving our commitment to improve standards and achieve long term improvements.

Security and H&S Management

As part of the Company's commitment to providing a market-leading service, the Group has continued to retain accreditation to ISO 27001:2013 (Information Security) and the physical security elements of PCI DSS (Payment Card Industry Data Security Standard) as core to the business across all locations. In all cases our accreditations are aligned to a single certificate or attestation in order to reduce any individual focus and strengthen the business physical security procedures through established best practices.

The business compliments its accreditations with the ISO standard for Quality, 9001:2015 which is further evidence of the business's continuous improvement program which is set against industry best practice.

Telehouse International Corporation of Europe Ltd is fully committed to reduce workplace illnesses, injuries and to keep a safe working environment for all employees, customer, and visitors. To support this, the business is accredited to ISO 45001:2018 which demonstrates our adherence to the Health and Safety best practices.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Strategic Report

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

DocuSigned by:
Takayo Sakuraoka
962286F6A397466...

T. Sakuraoka

Managing Director

5 July 2023

Registered office:

Coriander Avenue

London

E14 2AA

Registered Number: 2138407

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Directors' Report

The directors present their report to the shareholders together with the audited consolidated and company financial statements of Telehouse International Corporation of Europe Ltd (the "Group", "Telehouse") for the year ended 31 March 2023. Telehouse International Corporation of Europe Ltd has trading branches in London, and Paris.

Business Review

A review of the Group's results for the year, future developments and principal risks is detailed on pages 2 to 6 of the Strategic Report.

Results and dividends

Operating profit for the year ended 31 March 2023 was £74.8m (2022: £86.1m). Profit transferred to retained earnings for the year was £53.3m (2022: £53.6m). The Board has recommended that there will be no payment of a final dividend in respect of the year ended 31 March 2023 (2022: £Nil).

Directors

The directors of the Company who were in the office during the year and up to the date of signing the financial statements unless otherwise stated were:

Directors	T.Sakuraoka – Managing Director
	T.Yanagisawa (appointed 1 April 2022)
	M. Suzuki (appointed 1 April 2023)
	P. Lewis (appointed 1 April 2023)
	M. Pestrige (appointed 1 April 2023)
	T.Mitsutake (appointed 1 October 2022)
	T.Mitsutake (resigned 31 March 2023)
	A.Fujii (resigned 1 April 2022)
	S.Fukuhara (resigned 01 October 2022)

As permitted by s408 of the Companies Act 2006, the Company has not presented its own Statement of Comprehensive Income in addition to the Consolidated Statement of Comprehensive Income. The parent company's (Telehouse International Corporation of Europe Ltd) profit for the financial year amounted to £54.0m (2022: £53.8m).

Employees

The Group's policy is to provide employees with regular information on matters of concern to them and to use the Information and Consultation Forum set up specifically to consult and inform, so that their views can be taken into account when decisions are taken which could affect them. It continues to be the Group's policy to give full and fair consideration to disabled persons applying for employment, having full regard to their particular aptitudes and abilities. Full and fair consideration will be given to the continuing employment and appropriate training of persons who become disabled. The Group's policy is to provide equal opportunities to its entire staff on the basis of objective criteria and personal merit.

Financial risk management

The Group's policies to manage financial risk are outlined in page 5 of the Strategic Report with further details provided in Note 21 to the financial statements 'Financial Instruments and Risk Management'.

Political donations

The Group and Company did not make any political donations in the year (2022: £nil).

Disclosure statements

Other than the statements made above, the directors have included all required disclosure in s414c of the Companies Act 2006 in the Strategic Report.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Directors' Report

Directors' indemnities

As permitted by the Articles of Association, the directors and executive directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial year and is currently in force. The Company also purchased and maintained throughout the financial year, directors' and officers' liability insurance in respect of itself and its directors and executive directors.

Independent auditors

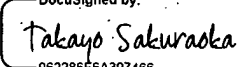
A resolution to appoint PricewaterhouseCoopers LLP as auditors of the Group will be proposed at the next Annual General Meeting.

Statement of disclosure of information to auditors

In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the Group and Company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the Group and Company's auditors are aware of that information.

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

DocuSigned by:

962286F6A397466...

T Sakuraoka

Managing Director

5 July 2023

Registered office:
Coriander Avenue
London
E14 2AA
Registered Number: 2138407

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Statement of Directors' Responsibilities in respect of the Financial Statements

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the group and the company financial statements in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006.

Under company law, 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 group and company and of the profit or loss of the group for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable international accounting standards in conformity with the requirements of the Companies Act 2006 have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and company will continue in business.

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

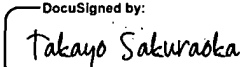
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time the financial position of the group and company and enable them to ensure that the financial statements comply with the Companies Act 2006.

Directors' confirmations

In the case of each director in office at the date the directors' report is approved:

- so far as the director is aware, there is no relevant audit information of which the group's and company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the group's and company's auditors are aware of that information.

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

DocuSigned by:

962286F6A397466...

T Sakuraoaka

Managing Director

5 July 2023

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Independent Auditors' Report to the Members of Telehouse International Corporation of Europe Ltd

Report on the audit of the financial statements

Opinion

In our opinion, Telehouse International Corporation of Europe Ltd's group financial statements and company financial statements (the "financial statements"):

- give a true and fair view of the state of the group's and of the company's affairs as at 31 March 2023 and of the group's profit and the group's and company's cash flows for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards as applied in accordance with the provisions of the Companies Act 2006; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report, which comprise: the Consolidated and Company Statements of Financial Position as at 31 March 2023; the Consolidated Statement of Comprehensive Income, the Consolidated and Company Statements of Changes in Equity; and the Consolidated and Company Statements of Cash Flows for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies:

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's and the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the group's and the company's ability to continue as a going concern.

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

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Independent Auditors' Report to the Members of Telehouse International Corporation of Europe Ltd

financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Strategic report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic report and Directors' Report for the year ended 31 March 2023 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the group and company and their environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' Responsibilities in respect of the Financial Statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the group's and 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 group or the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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

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

Based on our understanding of the group and industry, we identified that the principal risks of non-compliance with laws and regulations related to the General Data Protection Regulation (GDPR), employment law, and applicable health and safety legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as taxation legislation relevant to the group and the company and the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate reported results and potential management bias in accounting estimates and judgements. Audit procedures performed by the engagement team included:

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

Independent Auditors' Report to the Members of Telehouse International Corporation of Europe Ltd

- Enquiry of management, those charged with governance around actual and potential litigation and claims;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations; and
- Addressing the risk of management override of controls, including testing of journal entries, in particular journal entries posted with an unusual account combination, and evaluating and challenging assumptions and judgments made by management in determining significant accounting estimates.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

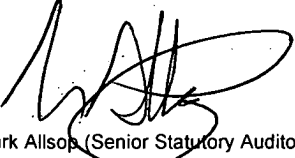
Other required reporting

Companies Act 2006 exception reporting

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

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

We have no exceptions to report arising from this responsibility.



Mark Allson (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

5 July 2023

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Year ended 31 March 2023

		31 March 2023	31 March 2022
Note		Total £'000	Total £'000
2	Revenue	223,762	190,782
	Cost of sales	(66,242)	(35,357)
	Gross profit	157,520	155,425
	Administrative expenses	(82,673)	(69,292)
	Operating profit	74,847	86,133
	Non-operating income	632	-
3	Finance income	1,091	105
3	Finance costs	(3,696)	(4,961)
4	Profit on sale of fixed assets	-	-
9	Share of profit from associates	183	178
4	PROFIT BEFORE TAX	73,057	81,455
7	Taxation	(19,734)	(27,871)
	PROFIT FOR THE FINANCIAL YEAR	53,323	53,584
	Other comprehensive (expense)/income:		
	<i>Items that may be reclassified subsequently to profit or loss:</i>		
	Exchange differences on translation of foreign operations	7,028	(1,741)
	TOTAL COMPREHENSIVE INCOME FOR THE YEAR	60,351	51,843

The notes on pages 24 to 50 form an integral part of these financial statements.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD
CONSOLIDATED AND COMPANY STATEMENTS OF FINANCIAL
POSITION

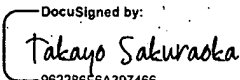
As at 31 March 2023

Note	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
NON CURRENT ASSETS				
8 Property, plant and equipment	696,903	612,518	653,466	568,934
9 Investments in subsidiaries	-	-	6,381	6,381
9 Investments in associates	1,355	1,172	1,355	1,173
	<u>698,258</u>	<u>613,690</u>	<u>661,202</u>	<u>576,488</u>
CURRENT ASSETS				
10 Trade and other receivables	178,737	151,925	220,490	192,723
11 Cash and cash equivalents	13,798	21,543	7,677	14,903
19 Current income tax assets	12,677	5,560	12,900	7,430
	<u>205,212</u>	<u>179,028</u>	<u>241,067</u>	<u>215,056</u>
TOTAL ASSETS	903,470	792,718	902,269	791,544
EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT				
12 Share capital	47,167	47,167	47,167	47,167
13 Retained earnings	521,839	468,516	522,028	468,021
13 Revaluation reserve	20,808	20,808	20,808	20,808
13 Capital contribution reserve	25,806	18,576	25,806	18,576
13 Foreign exchange translation reserve	11,671	4,643	11,671	4,643
Total shareholders' equity	<u>627,291</u>	<u>559,710</u>	<u>627,480</u>	<u>559,215</u>
Non-controlling interest	61	61	-	-
TOTAL EQUITY	627,352	559,771	627,480	559,215
LIABILITIES:				
NON CURRENT LIABILITIES				
14 Deferred income tax liabilities	49,568	40,671	49,568	40,671
15 Bank and other loans	95,938	60,809	95,938	60,809
18 Provisions for other liabilities and charges	1,307	1,213	1,307	1,213
20 Lease liabilities	35	149	35	149
	<u>146,848</u>	<u>102,842</u>	<u>146,848</u>	<u>102,842</u>
CURRENT LIABILITIES				
15 Bank and other loans	5,479	23,136	5,479	23,136
16 Deferred income	55,686	50,569	55,686	50,527
17 Trade and other payables	67,957	55,923	66,628	55,347
19 Current income tax liabilities	-	-	-	-
20 Lease liabilities	148	477	148	477
	<u>129,270</u>	<u>130,105</u>	<u>127,941</u>	<u>129,487</u>
TOTAL LIABILITIES	276,118	232,947	274,789	232,329
TOTAL EQUITY & LIABILITIES	903,470	792,718	902,269	791,544

The profit for the year for the Company is £54,007,000 (2022: £53,845,000)

The notes on pages 23 to 49 form an integral part of these financial statements.

The financial statements on pages 19 to 50 were approved by the Board of Directors on 5 July 2023 and signed on its behalf by:

DocuSigned by:

 T.Sakuraoka
 Managing Director
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Company Registration Number: 2138407

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD
CONSOLIDATED AND COMPANY STATEMENTS OF CHANGES IN
EQUITY

Year ended 31 March 2023

CONSOLIDATED	Share Capital	Revalua- tion Reserve	Capital Contri- bution Reserve	Foreign Exchange Translation Reserve	Retained Earnings	Non- controlling interest	Total Equity
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Balance as at 1 April 2021	47,167	20,808	16,400	6,384	448,112	61	538,932
Dividends	-	-	-	-	(33,180)	-	(33,180)
Comprehensive income							
Profit for the financial year	-	-	-	-	53,584	-	53,584
Currency translation differences	-	-	-	(1,741)	-	-	(1,741)
Total comprehensive income	-	-	-	(1,741)	53,584	-	51,843
Fair value adjustment - loans	-	-	2,176	-	-	-	2,176
Balance at 31 March 2022	47,167	20,808	18,576	4,643	468,516	61	559,771
Dividends	-	-	-	-	-	-	-
Comprehensive income							
Profit for the financial year	-	-	-	-	53,323	-	53,323
Currency translation differences	-	-	-	7,028	-	-	7,028
Total comprehensive income	-	-	-	7,028	53,323	-	60,351
Fair value adjustment - loans	-	-	7,230	-	-	-	7,230
Balance at 31 March 2023	47,167	20,808	25,806	11,671	521,839	61	627,352

The notes on pages 24 to 50 form an integral part of these financial statements.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD
CONSOLIDATED AND COMPANY STATEMENTS OF CHANGES IN
EQUITY

Year ended 31 March 2023

COMPANY	Share Capital	Revaluation Reserve	Capital Contribution Reserve	Foreign Exchange Translation Reserve	Retained Earnings	Total Equity
	£'000	£'000	£'000	£'000	£'000	£'000
Balance as at 1 April 2021	47,167	20,808	16,400	6,384	447,337	538,096
Dividends	-	-	-	-	(33,161)	(33,161)
Comprehensive income						
Profit for the financial year	-	-	-	-	53,845	53,845
Currency translation differences	-	-	-	(1,741)	-	(1,741)
Total comprehensive income	-	-	-	(1,741)	53,845	52,104
Fair value adjustment - loans	-	-	2,176	-	-	2,176
Balance at 31 March 2022	47,167	20,808	18,576	4,643	468,021	559,215
Dividends	-	-	-	-	-	-
Comprehensive income						
Profit for the financial year	-	-	-	-	54,007	54,007
Currency translation differences	-	-	-	7,028	-	7,028
Total comprehensive income	-	-	-	7,028	54,007	61,035
Fair value adjustment - loans	-	-	7,230	-	-	7,230
Balance at 31 March 2023	47,167	20,808	25,806	11,671	522,028	627,480

The notes on pages 24 to 50 form an integral part of these financial statements.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD
CONSOLIDATED AND COMPANY STATEMENTS OF CASH FLOWS

Year ended 31 March 2023

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Cash flows from operating activities				
Profit before tax	73,057	81,455	73,596	81,218
Adjustments for:				
Depreciation of property, plant and equipment	24,797	21,889	24,650	19,728
Finance costs	3,696	4,961	2,733	4,832
Finance income	(1,091)	(105)	(1,090)	(105)
Share of profit in associates	(183)	(178)	(183)	(178)
(Increase)/decrease in debtors	(26,812)	(39,998)	(27,767)	(39,961)
Decrease in creditors	17,152	27,980	16,441	27,817
Cash generated from operations	90,616	96,004	88,380	93,351
Interest paid on leases	(21)	(32)	(21)	(32)
Income tax paid	(17,954)	(18,615)	(16,162)	(18,614)
Interest received	1,091	105	1,090	105
Net cash generated from operating activities	73,732	77,462	73,287	74,810
Cash flows from investing activities				
Purchase of property, plant and equipment	(106,082)	(50,698)	(106,082)	(50,698)
Proceeds from sale of fixed assets	-	-	-	-
Net cash (outflow) from investing activities	(106,082)	(50,698)	(106,082)	(50,698)
Cash flows from financing activities				
Repayment of borrowings	(17,657)	(3,000)	(17,657)	(3,000)
Proceeds from borrowings	40,000	21,050	40,000	21,050
Dividends paid	-	(33,180)	-	(33,161)
Principal element of lease payments	(514)	(478)	(514)	(478)
Interest paid on borrowings	(3,675)	(4,929)	(2,712)	(4,800)
Net cash inflow/(outflow) from financing activities	18,154	(20,537)	19,117	(20,389)
Net increase/(decrease) in cash and cash equivalents	(14,196)	6,227	(13,678)	3,723
Cash and cash equivalents at beginning of year	21,543	13,917	14,903	9,784
Exchange gains/(losses) on cash and bank overdrafts	6,451	1,399	6,452	1,396
Cash and cash equivalents at the end of year	13,798	21,543	7,677	14,903

The notes on pages 24 to 50 form an integral part of these financial statements.

An analysis of change in net debt is included in note 25.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES

(a) General information

Telehouse International Corporation of Europe Ltd is a private limited company limited by shares incorporated, registered and domiciled in England. The Company's registered office is Coriander Avenue, London, E14 2AA.

The Group has prepared its Consolidated Financial Statements in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. The principal accounting policies adopted by the Group and by the Company are set out below.

(b) Basis of preparation

The consolidated and Company financial statements have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. The Consolidated and Company financial statements have been prepared under the historical cost convention.

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies.

(c) Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and its subsidiaries for the year ended 31 March 2023. Control is achieved where the Company has the power to govern the financial and operating policies of an investee entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the Consolidated Statement of Comprehensive Income from the effective date of acquisition or up to the effective date of disposal, as appropriate. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by the Group. All intra-group transactions, balances, income and expenses are eliminated on consolidation.

(d) Going concern

The directors have, at the time of approving the Consolidated and Company financial statements, a reasonable expectation that the Company and the Group have adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

(e) Business combinations

Acquisitions of subsidiaries and businesses are accounted for using the acquisition method. The consideration for each acquisition is measured at the aggregate of the fair values (at the date of exchange) of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree. Acquisition-related costs are recognised in profit or loss as incurred.

Where applicable, the consideration for the acquisition includes any asset or liability resulting from a contingent consideration arrangement, measured at its acquisition-date fair value. Subsequent changes in such fair values are adjusted against the cost of acquisition where they qualify as measurement period adjustments. All other subsequent changes in the fair value of contingent consideration classified as an asset or liability are accounted for in accordance with relevant IFRSs. Changes in the fair value of contingent consideration classified as equity are not recognised.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period, or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed as of the acquisition date that, if known, would have affected the amounts recognised as of that date.

The measurement period is the period from the date of acquisition to the date the Group obtains complete information about facts and circumstances that existed as of the acquisition date, and is subject to a maximum of one year.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(f) Investments in associates

Associates are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investment in associates includes goodwill identified on acquisition, net of any accumulated impairment loss (Note 9).

The Group's share of its associates' post-acquisition profits or losses is recognised in the Statement of Comprehensive Income, and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

Unrealised gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Dilution gains and losses arising in investments in associates are recognised in the Statement of Comprehensive Income.

(g) Property, plant and equipment

Property, plant and equipment is stated at cost or deemed cost, less accumulated depreciation and impairment provisions. Cost includes all expenditure that is directly attributable to the acquisition of the items. Land is shown at the lower of carrying amount and fair value, based on valuations by external independent valuers. Valuations are performed with sufficient regularity to ensure that the carrying amount of a revalued asset does not materially exceed its fair value. The directors assess the residual values and useful economic lives of the properties on an annual basis.

Increases in the carrying amount arising on revaluation of land are not recognised, on the basis that the value of the land will fluctuate and is tied to the value of the buildings. Decreases are charged to the Statement of Comprehensive Income. The directors assess the residual values and useful economic lives of the properties on an annual basis.

Reinstatement costs for offices held under operating leases in Paris have been capitalised and included within fixtures and fittings and depreciated on a straight-line basis over the lease term.

Right of use assets are depreciated on a straight line basis over the minimum term of the associated lease.

Land is not depreciated, and no depreciation has been charged to date on buildings as any charge, annually or in aggregate, would be immaterial on the basis that their residual value is in excess of their carrying value. Assets in the course of construction are carried at cost less any recognised impairment loss, and depreciation of these assets commences when they are ready for their intended use. For other assets, depreciation is provided on a straight-line basis so as to write off the cost, or deemed cost, less the estimated residual value of each asset in equal instalments over its estimated useful life from the time it becomes operational, as follows:

Fixtures and fittings	5 to 19 years
Plant and machinery	10 to 30 years
Office equipment	3 years
Buildings	50 years
Right of use assets	Period of lease

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

All tangible fixed assets are reviewed for impairment in accordance with IAS 36 'Impairment of Assets' when there are indications that the carrying value may not be recoverable.

The directors consider that the Group's most significant and critical accounting estimate relates to property, plant and equipment. As described above, there are several areas of management judgment and estimate that are inherent in the application of the Group's policies – external valuations, residual value determination, assessment of useful economic lives, impairment considerations and treatment of borrowing costs.

(h) Investments in subsidiaries

Investments in subsidiaries are stated at cost, less a provision for any impairment in value.

(i) Taxation

The income tax expense or credit for the year is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Current tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the UK. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

(j) Foreign currencies

Transactions denominated in foreign currencies are translated at the exchange rate on the date of the transaction.

At each period end date, monetary assets and liabilities that are denominated in foreign currencies are translated at the rates prevailing on the period end date. All differences are taken to the Statement of Comprehensive Income for the period.

The financial statements of foreign branches and subsidiaries have been translated into Pounds Sterling according to the functional currency concept of IAS 21 'The Effects of Changes in Foreign Exchange Rates'. Since the majority of foreign branches and subsidiaries operate as independent entities within their local economic environment, their respective local currency is the functional currency. Therefore assets and liabilities of overseas branches and subsidiaries denominated in foreign currencies are translated at exchange rates prevailing at the date of the Company Statement of Financial Position; profits and losses are translated into Pounds Sterling at average exchange rates for the relevant accounting periods. Exchange differences arising, if any, are classified as equity and transferred to the Company's translation reserve.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(k) Leases

Since 1 April 2019, the Group has applied the requirements of IFRS 16 'Leases' as disclosed below to measure the values of associated assets and liabilities.

On adoption of IFRS 16, the Group recognised lease liabilities in relation to leases which had previously been classified as 'operating leases' under the principles of IAS 17, 'Leases'. These liabilities were measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate.

At inception of a contract, the Group 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.

Leases are recognised as a right of use ('ROU') asset and a corresponding lease liability at the date at which the leased asset is available for use by the Group.

Right of use ('ROU') assets

At the lease commencement date a ROU asset is measured at cost comprising the following: the amount of the initial measurement of the lease liability; any lease payments made at or before the commencement date less any lease incentives received; any initial direct costs; and restoration costs to return the asset to its original condition.

The ROU asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If ownership of the ROU asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

Lease liabilities

Lease liabilities are initially measured at their present value, which includes the following lease payments: fixed payments (including in-substance fixed payments), less any lease incentives receivable; variable lease payments that are based on an index or a rate; amounts expected to be payable by the Group under residual value guarantees; the exercise price of a purchase option if the Group is reasonably certain to exercise that option; payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option; and payments to be made under reasonably certain extension options.

The lease payments are discounted using the interest rate implicit in the lease. The interest rate implicit in the lease is the discount rate that, at the inception of the lease, causes the aggregate present value of the minimum lease payments and the unguaranteed residual value to be equal to the fair value of the leased asset and any initial indirect costs of the lessor. For aircraft leases these inputs are either observable in the contract or readily available from external market data. The initial direct costs of the lessor are considered to be immaterial. If that rate cannot be determined, the Group's incremental borrowing rate is used.

Each lease payment is allocated between the principal and finance cost. The finance cost is charged to the income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the lease liability for each period. After the commencement date, the amount of lease liabilities is increased to reflect the interest expense and reduced for the lease payments made.

The Group has elected not to recognise ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less and those leases of low-value assets. Payments associated with short-term leases and leases of low-value assets are recognised on a straight line basis as an expense in the income statement.

Cash flow presentation

Lease payments are presented as follows in the Consolidated cash flow statement: the repayments of the principal element of lease liabilities are presented within cash flows from financing activities; the payments of the interest element of lease liabilities are included within cash flows from operating activities, and; the payments arising from variable elements of a lease, short-term leases and low-value assets are presented within cash flows from operating activities.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(l) Revenue

Since 1 April 2018, the Group has applied the provisions of IFRS 15 'Revenue from Contracts with Customers, as disclosed below, to measure and recognise consolidated revenue.

Revenue represents income received from rent, colocation services, fitting out work, facilities management, power and cable installations and other value added services attributable to the Group's principal activities net of value added tax. Revenue is recognised in the Statement of Comprehensive Income in respect to the period in which the service is provided and all performance obligations are satisfied, and is recognised to the extent that it is probable that the future economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when payment is received. Deferred income represents amounts invoiced to customers in advance in respect of future periods.

In accordance with the requirements of IFRS15 customer installation works that are of a bespoke nature are identified. Revenue generated from these one off type customer installations is recognised on a straight line basis over the minimum term of the associated lease or colocation contract. The trigger for recognition is the point of acceptance of completed works by the customer. This policy has been applied consistently across all installation related revenue which has been identified as bespoke listed below:

- Fit out of area provided to customer under lease agreement or colocation contract which includes specific requirements from the customer which depart from services provided under standard customer installations.
- Any other installation work completed on behalf of customers which is considered to be non-standard in nature

Direct costs associated with revenue generated from the installations identified above are also recognised on a straight line basis over the minimum remaining term of the associated lease or colocation contract.

(m) Pension costs

The Company makes defined contributions to the Group personal pension plan for all UK employees, who have completed three months service. The Company has no further payment obligations once the contributions have been made. These payments are recognised as an expense as they fall due. Staff employed overseas are covered through state administered schemes, to which the Group contributes through employer contributions.

(n) Borrowing costs

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed.

(o) Recent accounting developments

The accounting policies applied by the Company in these consolidated financial statements are in accordance with adopted IFRSs as detailed in the basis of preparation paragraph above and are the same as those applied by the Company in its consolidated financial statements for the year ended 31 March 2023 except for the standards mandatorily applicable as from 1 April 2022 which are described below under "new standards applicable from 1 April 2022".

New standards applicable from 1 April 2022

The application of the following new standards or amendments is also mandatory for the annual reporting period commencing 1 April 2022, but impact on the Company financial statements is immaterial:

Amendments to references to conceptual framework in IFRS standards:

- Interest Rate Benchmark Reform – Amendments to IFRS 9 'Financial instruments', IAS 39 'Financial instruments: Recognition and measurement' and IFRS 7 'Financial instruments: Disclosures
- Amendments to IAS 37 'provisions, contingent liabilities and contingent assets' specify which costs a company includes when assessing whether a contract will be loss making.

There are no other IFRSs or IFRS IC interpretations that are not yet effective that would be expected to have a material impact on the Group, nor have any new standards been adopted early.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(p) Cash and cash equivalents

Cash and cash equivalents in the Statement of Financial Position comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less, and bank overdrafts. For the purpose of the Consolidated Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts.

(q) Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds. Where any Group company purchases the Company's equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to the Company's equity holders until the shares are cancelled or reissued. Where such ordinary shares are subsequently reissued, any consideration received, net of any directly attributable incremental transaction costs and the related income tax effects, is included in equity attributable to the Company's equity holders.

(r) Financial instruments

The Group adopted IFRS 9 'Financial Instruments' for the first time for the year ended 31 March 2019. The requirements of IFRS 9 represented a significant change from IAS 39 'Financial Instruments: Recognition and Measurement'. As such, the Group changed its accounting policy and applied it for financial instruments as detailed below.

(i) Financial assets

Classification

The Group classifies its financial assets in the following categories: loans and receivables and available-for-sale. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the end of the reporting period. These are classified as non-current assets. The Group's loans and receivables comprise 'trade and other receivables' and 'cash and cash equivalents' on the Statement of Financial Position.

Recognition and measurement

Financial assets are recognised on the trade-date being the date on which the Group commits to purchase or sell the asset. Financial assets are initially recognised at fair value. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. Loans and receivables are subsequently carried at amortised cost using the effective interest method.

Impairment of financial assets

Prior to the adoption of IFRS 9 the Group assessed at the end of each reporting period whether there was objective evidence that a financial asset or group of financial assets was impaired. A financial asset or a group of financial assets was considered impaired and impairment losses incurred only if there was objective evidence of impairment as a result of one or more events that had occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) had an impact on the estimated future cash flows of the financial asset or group of financial assets that could be reliably estimated.

IFRS 9's impairment requirements uses a lifetime expected loss allowance – the 'expected credit loss (ECL) model'. Recognition of credit losses is no longer dependent on the Group first identifying a credit loss event. Instead the Group considers a broader range of information when assessing credit risk and measuring expected credit losses, including past

events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

For the loans and receivables category, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in the Statement of Comprehensive Income.

(ii) Financial liabilities

Classification

The Group classifies its financial liabilities in the following categories: as other financial liabilities measured at amortised cost. Management determines the classification of its financial liabilities at the initial recognition.

The Group's other financial liabilities measured at amortised cost comprise 'trade and other payables' and 'borrowings' in the Statement of Financial Position.

Recognition and measurement

Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers or vendors. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the Statement of Comprehensive Income over the period of the borrowings using the effective interest method. Finance charges are accounted for on an accruals basis and charged to the Statement of Comprehensive Income using the effective interest rate method.

Borrowings are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Financial liabilities and equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

De-recognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or they expire.

(s) Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the Statement of Financial Position date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(s) Critical accounting estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. These estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances.

Actual results in the future may differ from estimates upon which financial information has been prepared. These underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if these are also affected. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

a. Property, Plant and Equipment (PPE)

The estimated useful economic lives of PPE are based on management's judgement and experience. When management identifies that actual useful economic lives differ materially from the estimates used to calculate depreciation, that charge is adjusted prospectively. Valuation of property is carried out by third party experts on a regular periodic basis to confirm whether there has been any impairment, and to provide reassurance that carrying amounts in the Statement of Financial Position are reasonable. Due to the significance of PPE investment to the Company, variations between actual and estimated useful economic lives could impact operating results both positively and negatively, although historically few changes to estimated useful economic lives have been required.

b. Recognition of deferred tax liabilities

The recognition of deferred tax liabilities is based upon the likelihood of tax payments being made in future periods, relating to investment already completed by the end of the year for which the financial statements have been issued.

c. Revenue recognition and allowance for doubtful receivables

The Company recognises revenue generally at the time of delivery and when collection of the resulting receivable is reasonably assured. When the Company considers that the criteria for revenue recognition are not met for a transaction, revenue recognition is delayed until such time as collectability is reasonably assured. Payments received in advance of revenue recognition are recorded as deferred income.

At each reporting date, the Company performs a detailed evaluation of the recoverability of trade receivables and records an allowance for doubtful receivables based on current information available. The actual level of receivables collected may differ from the estimated levels of recovery, which could impact future operating results positively or negatively.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 March 2023****2. SEGMENTAL INFORMATION**

Telehouse has one main trade being that of operating data centres, including colocation and related services. Telehouse operates in two main countries at present, being UK and France. Management has determined the operating segments based on the internal reporting and information presented to and reviewed by the Board (the chief operating decision-maker) on which strategic decisions are based, resources are allocated and performance is assessed. All revenue and expense relate to continuing operations.

	Year ended 31 March 2023			
	UK	FRANCE	OTHER	TOTAL
	£'000	£'000	£'000	£'000
Revenue	160,188	63,574	-	223,762
Operating profit/(loss)	50,701	24,151	(5)	74,847
Assets	666,671	236,680	119	903,470
Liabilities	213,421	62,683	14	276,118
Capital expenditure	73,324	32,757	-	106,082
Depreciation	18,802	5,995	-	24,797
Finance income	311	780	-	1,091
Finance costs	3,684	12	-	3,696
Taxation	12,784	6,950	-	19,734

	Year ended 31 March 2022			
	UK	FRANCE	OTHER	TOTAL
	£'000	£'000	£'000	£'000
Revenue	137,636	53,146	-	190,782
Operating profit/(loss)	62,696	23,441	(4)	86,133
Assets	592,765	199,822	131	792,718
Liabilities	182,101	50,838	8	232,947
Capital expenditure	42,726	7,972	-	50,698
Depreciation	16,168	5,721	-	21,889
Finance income	63	42	-	105
Finance costs	4,942	19	-	4,961
Taxation	21,347	6,524	-	27,871

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 March 2023****3. FINANCE INCOME AND COSTS**

	Year ended 31 March 2023	Year ended 31 March 2022
	£'000	£'000
Interest income:		
Interest income from parent and other Group company loans	1,091	105
Interest income	-	-
Finance income	1,091	105
Interest expense:		
Interest payable on parent and other Group company loans	3,675	4,929
Interest payable on leases	21	32
Finance costs	3,696	4,961

4. PROFIT BEFORE TAX

Profit before tax is stated after charging/(crediting):

	Year ended 31 March 2023	Year ended 31 March 2022
	£'000	£'000
Depreciation (Note 8)	24,797	21,889
(Gain)/Loss on foreign exchange	762	(332)
Staff costs (Note 5)	23,808	19,995
(Profit)/Loss on disposal of fixed assets	-	-

Fees paid to auditors

During the year the Group (including its overseas branches and subsidiaries) obtained the following services from the Company's auditors and its associates:

	Year ended 31 March 2023	Year ended 31 March 2022
	£'000	£'000
Fees payable to Company's auditors and its associates for the audit of parent company and consolidated financial statements	164	140
Fees payable to Company's auditors and its associates for other services:		
- The audit of Company's subsidiaries	30	30
- Audit related services	12	12
- Tax advisory services	45	45
	251	227

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 March 2023****5. EMPLOYEES**

	CONSOLIDATED		COMPANY	
The average monthly number of persons (including executive directors) employed by the Group and Company during the year was:	Year ended 31 March 2023 Number	Year ended 31 March 2022 Number	Year ended 31 March 2023 Number	Year ended 31 March 2022 Number
Office and management	61	52	61	52
Facilities	16	18	16	18
Engineering and operations	129	129	129	129
Sales and marketing	38	33	38	33
	244	232	244	232
STAFF COSTS	£'000	£'000	£'000	£'000
Wages and salaries	19,030	15,878	19,030	15,878
Social security costs	3,961	3,390	3,961	3,390
Other pension costs	817	727	817	727
	23,808	19,995	23,808	19,995

The Company contributed £728,794 (2022: £634,457) to a UK Group Personal Pension Scheme on behalf of its UK employees who have completed more than three months' service.

6. DIRECTORS' REMUNERATION

	Year ended 31 March 2023 £'000	Year ended 31 March 2022 £'000
<i>In respect of directors of Telehouse International Corporation of Europe Ltd:</i>		
Aggregate emoluments	-	-
Contributions to Group personal pension schemes	-	-
	Number	Number
Highest paid director:		
Wages and salaries	-	-
Contributions to Group personal pension scheme	-	-
	Number	Number
Number of current directors for whom benefits are accruing under Group personal pension scheme	-	-

The directors' remuneration has been disclosed based on actual remuneration paid during the year by the Company and the Group. Under the provisions of the Telehouse director bonus scheme, there are no provisions in these financial statements for a final bonus in respect of directors' bonus entitlement for 2023 (2022: £Nil).

The directors are remunerated by the Ultimate parent company KDDI Corporation and there is no recharge to Telehouse International Corporation of Europe Ltd for their services.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

7. TAXATION

	Year ended 31 March 2023 £'000	Year ended 31 March 2022 £'000
Current tax		
Corporation tax	10,744	13,305
Adjustments in respect of prior years	93	(324)
Total current tax charge	10,837	12,981
Deferred tax (Note 14)		
Charge/(credit) for year	8,897	14,890
Charge for the year	19,734	27,871
Reconciliation of current tax charge		
Profit before tax	73,057	81,455
Profit before taxation multiplied by standard rate of UK Corporation tax of 19.0% (2021: 19.0%).	13,881	15,476
Effects of:		
Non-taxable income/non-deductible losses	(35)	(34)
Non-deductible profits	87	58
Depreciation - ineligible items	2,274	1,616
Depreciation - eligible items	2,466	2,016
Capital allowances	(11,008)	(9,202)
Other tax adjustments	863	876
Gain on sale of land	-	-
Chargeable gain	-	-
Short term timing differences	-	1
Higher tax on non UK profits	2,216	2,518
Timing differences for tax arising on capital assets	8,897	14,891
Adjustments in respect of prior years	93	(324)
Group relief	-	(21)
Total taxation charge for the year	19,734	27,871

The year-end deferred tax liabilities have been measured at the latest substantively enacted tax rate effective from 1 April 2023 of 25.0% as it is anticipated that they will be paid at this rate before any future period enacted tax rates come into effect.

On 15 March 2023, the Chancellor of the Exchequer confirmed that the corporation tax rate will increase to 25% for the financial year beginning 1 April 2023 and this rate will remain unchanged for the financial year beginning 1 April 2024.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

8. PROPERTY, PLANT AND EQUIPMENT (CONSOLIDATED)

	Assets under construction	Freehold land	Freehold buildings	Fixtures & fittings	Right of Use Assets	Plant & machinery	Office equipment	TOTAL
Cost	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
At 1 April 2021	-	51,697	333,245	205,298	4,091	179,649	18,622	792,602
Additions	-	1,440	16,232	20,072	137	11,572	1,245	50,698
Disposals	-	-	-	(1,337)	-	(5,141)	(141)	(6,619)
Currency realignment	-	(49)	(228)	(1,241)	-	(279)	(40)	(1,837)
At 31 March 2022	-	53,088	349,249	222,792	4,228	185,801	19,686	834,844
Additions	59,301	-	5,127	38,283	69	1,040	2,262	106,082
Transfers	-	(3,055)	801	779	-	1,475	-	-
Disposals	-	-	-	-	-	-	-	-
Currency realignment	-	185	603	4,986	-	1,085	157	7,016
At 31 March 2023	59,301	50,218	355,780	266,840	4,297	189,401	22,105	947,942
Accumulated depreciation								
At 1 April 2021	-	-	6,768	100,755	2,932	81,809	15,791	208,055
Charge for the year	-	-	2,161	9,805	456	8,146	1,321	21,889
Disposals	-	-	-	(1,337)	-	(5,141)	(141)	(6,619)
Currency realignment	-	-	(8)	(720)	-	(235)	(36)	(999)
At 1 March 2022	-	-	8,921	108,503	3,388	84,579	16,935	222,326
Charge for the year	-	-	147	13,003	521	9,737	1,389	24,797
Disposals	-	-	-	-	-	-	-	-
Currency Realignment	-	-	29	2,842	-	905	140	3,916
At 31 March 2023	-	-	9,097	124,348	3,909	95,221	18,464	251,039
Net book value								
At 31 March 2023	59,301	50,218	346,683	142,492	388	94,180	3,641	696,903
At 31 March 2022	53,088	53,088	340,328	114,289	840	101,222	2,751	612,518
Cost of assets fully depreciated								
At 31 March 2023	-	-	3,464	81,061	-	27,696	15,273	127,494
At 31 March 2022	-	-	3,435	62,213	-	27,691	13,789	107,128

Included within the cost of fixtures and fittings are provisions for reinstatement costs of £1.31m (2022: £1.21m).

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

8. PROPERTY, PLANT AND EQUIPMENT (COMPANY)

	Assets under construction	Freehold land	Freehold buildings	Fixtures & fittings	Right of Use Assets	Plant & machinery	Office equipment	TOTAL
Cost		£'000	£'000	£'000	£'000	£'000	£'000	£'000
At 1 April 2021	-	51,697	283,538	205,298	4,091	179,649	18,622	742,895
Additions	-	1,440	16,232	20,072	137	11,572	1,245	50,698
Disposals	-	-	-	(1,337)	-	(5,141)	(141)	(6,619)
Currency realignment	-	(49)	(228)	(1,241)	-	(279)	(40)	(1,837)
At 31 March 2022	-	53,088	299,542	222,792	4,228	185,801	19,686	785,137
Additions	59,301	-	5,127	38,283	69	1,040	2,262	106,082
Transfers	-	(3,055)	801	779	-	1,475	-	-
Disposals	-	-	-	-	-	-	-	-
Currency realignment	-	185	603	4,986	-	1,085	157	7,016
At 31 March 2023	59,301	50,218	306,073	266,840	4,297	189,401	22,105	898,235
Accumulated depreciation								
At 1 April 2021	-	-	2,806	100,755	2,932	81,809	15,791	204,093
Charge for the year	-	-	-	9,805	456	8,146	1,321	19,728
Disposals	-	-	-	(1,337)	-	(5,141)	(141)	(6,619)
Currency realignment	-	-	(8)	(720)	-	(235)	(36)	(999)
At 31 March 2022	-	-	2,798	108,503	3,388	84,579	16,935	216,203
Charge for the year	-	-	-	13,003	521	9,737	1,389	24,650
Disposals	-	-	-	-	-	-	-	-
Currency realignment	-	-	29	2,842	-	905	140	3,916
At 31 March 2023	-	-	2,827	124,348	3,909	95,221	18,464	244,769
Net book value								
At 31 March 2023	59,301	50,218	303,246	142,492	388	94,180	3,641	653,466
At 31 March 2022	-	53,088	296,744	114,289	840	101,222	2,751	568,934
Cost of assets fully depreciated								
At 31 March 2023	-	-	3,464	81,061	-	27,696	15,273	127,494
At 31 March 2022	-	-	3,435	62,213	-	27,691	13,789	107,128

Included within the cost of fixtures and fittings are provisions for reinstatement costs of £1.31m (2022: £1.21m).

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 March 2023****9. INVESTMENTS IN SUBSIDIARIES AND ASSOCIATES****Company subsidiaries**

The Company held 100% of the Ordinary share capital of Telehouse Management Limited, a building management company, registered in England and Wales at Coriander Avenue, London E14 2AA. The result for the year before and after tax for 2023 was £nil (2022: £nil). Shareholders' funds (£100) and net assets at the year-end was £2k (2022: £2k).

The Company held 100% of the Ordinary share capital (€3) of Telehouse Ireland Limited, a dormant company registered in Ireland at 22 Northumberland Road, Ballsbridge, Dublin 4.

The Company held 100% of the Ordinary share capital of Grove Asset 3 S.A.R.L., an asset management company registered in Luxembourg at 48 boulevard Grande-Duchesse Charlotte, L-1330

The Company held 99% of the Ordinary share capital of Grove Property Unit Trust 3 Ltd, a unit trust scheme registered in Jersey at 22 Grenville Street, St Helier, JE4 8PX.

Group associates

The Group's share of the profit and loss of its unlisted UK incorporated associate, in which it holds a 36.05% share, and its aggregated assets (including goodwill) and liabilities are as follows:

Name	Country of incorporation	Assets £'000	Liabilities £'000	Revenues £'000	Profit/(loss) £'000	Interest held %
Funeven Limited	England & Wales					
2023		3,669	1,093	555	183	36.05
2022		3,350	841	552	178	36.05

Investments in group undertakings are stated at cost less amounts written off. As permitted by section 133 of the Companies Act 2006, where the relief afforded under section 131 of the Companies Act 2006 applies, cost is the aggregate of the nominal value of the relevant number of the Company's shares and the fair value of any other consideration given to acquire the share capital of the subsidiary undertakings.

The share of profit from associates of £183k (2022: £178k), reflects the Group's adjusted share of profits accrued by Funeven Limited, a company with a registered address at 10 Queen Street Place, London EC4R 1BE.

10. TRADE AND OTHER RECEIVABLES

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Trade receivables	35,863	40,506	34,769	38,478
Amounts owed by related parties	117,761	100,973	160,629	143,879
Other tax and social security	7,208	-	7,205	-
Prepayments	15,517	9,069	15,516	9,050
Accrued income	2,388	1,377	2,371	1,316
Total trade and other receivables	178,737	151,925	220,490	192,723

Amounts owed by related parties are interest free and repayable on demand.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS**

Year ended 31 March 2023

11. CASH AND CASH EQUIVALENTS

	CONSOLIDATED		COMPANY	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
	£'000	£'000	£'000	£'000
Short term bank deposits	454	1,018	454	1,018
Cash at bank and in hand	13,344	20,525	7,223	13,885
Total cash and cash equivalents	13,798	21,543	7,677	14,903

The effective interest rate on short term deposits was 2.10% (2022: 0.17%) and these deposits have an average maturity of 30 days (2022: 30 days).

The cash pooling arrangement through KDDI Europe Limited means that bank overdrafts held with external banks are no longer used as part of the Group's day to day cash management tools.

12. SHARE CAPITAL (CONSOLIDATED AND COMPANY)

	31 March 2023 £'000	31 March 2022 £'000
AUTHORISED:		
60,000,000 (2022: 60,000,000) ordinary shares of £1 each	60,000	60,000
ALLOTTED AND FULLY PAID		
47,167,348 (2022: 47,167,348) ordinary shares of £1 each	47,167	47,167

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

13. RESERVES

	CONSOLIDATED		COMPANY	
	Year ended 31 March 2023 £'000	Year ended 31 March 2022 £'000	Year ended 31 March 2023 £'000	Year ended 31 March 2022 £'000
Retained earnings				
At 1 April 2022	468,516	448,112	468,021	447,337
Profit on ordinary activities for the year	53,323	53,584	54,007	53,845
Dividends	-	(33,180)	-	(33,161)
At 31 March 2022	521,839	468,516	522,028	468,021
Revaluation reserve at 1 April 2022	20,808	20,808	20,808	20,808
Revaluation reserve at 31 March 2023	20,808	20,808	20,808	20,808
Capital contribution reserve at 1 April 2022	18,576	16,400	18,576	16,400
Fair value adjustment – loans	7,230	2,176	7,230	2,176
Capital contribution reserve at 31 March 2023	25,806	18,576	25,806	18,576
Foreign exchange translation reserve				
At 1 April 2022	4,643	6,384	4,643	6,384
Translation adjustment on foreign held net assets	7,028	(1,741)	7,028	(1,741)
At 31 March 2023	11,671	4,643	11,671	4,643
Total reserves	580,124	512,543	580,313	512,048

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

14. DEFERRED INCOME TAX LIABILITIES

The gross movement on the deferred income tax account is as follows:

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Beginning of the year	40,671	25,781	40,671	25,781
Statement of Comprehensive income charge/ (credit)	8,897	14,890	8,898	14,890
End of year	49,568	40,671	49,568	40,671

The movement in deferred tax liabilities is as follows:

	Accelerated tax depreciation £'000	Short term timing differences £'000	Revaluation of land £'000	Total £'000
At 1 April 2022	37,099	(701)	4,273	40,671
Charged/(credited) to the Statement of Comprehensive Income	8,897	-	-	8,897
At 31 March 2023	45,996	(701)	4,273	49,568

15. BANK AND OTHER LOANS

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Current				
Loans owed to other group companies	5,479	23,136	5,479	23,136
	5,479	23,136	5,479	23,136
Non-Current				
Loans owed to other group companies	113,500	73,500	113,500	73,500
Fair value adjustment	(17,562)	(12,691)	(17,562)	(12,691)
	95,938	60,809	95,938	60,809
Total borrowings	101,417	83,945	101,417	83,945

The Company net debt is financed by KDDI Europe Limited, a UK registered subsidiary of the ultimate parent company KDDI Corporation, via the European cash pooling agreement, on interest rates of 0.5% - 4.0% (London). The long term loans are unsecured and due for repayment by March 2033.

Where loans are received from related parties at below-market rates of interest, the fair value of the loans is calculated and the difference between fair value and the loan amount is recorded as a capital contribution to the company and shown within equity.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS**

Year ended 31 March 2023

16. DEFERRED INCOME

Contract liabilities (deferred income) primarily relate to the consideration received from customers in advance of transferring a good or services. The following table provides movements in contract liabilities in the year:

	CONSOLIDATED	COMPANY
	Contract Liabilities £'000	Contract Liabilities £'000
Balance at 1 April 2022	50,569	50,527
Decreases due to revenue recognised in the year	(135,577)	(135,577)
Increase due to cash received	140,694	140,736
Balance at 31 March 2023	55,686	55,686

17. TRADE AND OTHER PAYABLES

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Trade creditors	16,749	5,770	16,737	5,758
Customer security deposits	7,471	7,504	7,471	7,504
Other tax and social security	-	2,891	-	2,767
Amounts owed to related parties	23,761	19,021	23,010	18,968
Accruals	19,976	20,737	19,410	20,350
Total trade and other payables	67,957	55,923	66,628	55,347

18. PROVISIONS FOR OTHER LIABILITIES AND CHARGES

	Reinstatement costs £'000	Total £'000
At 1 April 2022	1,213	1,213
Exchange (gain)/loss (credited)/debited to the Statement of Comprehensive Income	94	94
At 31 March 2023	1,307	1,307

The Company currently rents office buildings under a lease agreement at a site in Paris. A provision is recognised for the costs expected to be incurred for the reinstatement of these offices to their original state at the termination of the lease term.

19. CURRENT INCOME TAX LIABILITIES/(ASSETS)

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Corporation tax	(12,677)	(5,560)	(12,900)	(7,430)

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 March 2023****20. LEASES**

(i) The balance sheet shows the following amounts relating to leases:

	31 March 2023 £'000	31 March 2022 £000
Right-of-use assets		
Buildings	284	648
Others	108	192
	<u>392</u>	<u>840</u>
Lease liabilities		
Current - less than one year	148	477
Non-current – between one and five years	35	149
	<u>183</u>	<u>626</u>

Additions to the right of use assets during the financial year were £69k.

Measurement of lease liabilities:

	£'000
Lease liability recognised as at 1 April 2022	626
Of which are:	
Current lease liabilities – less than one year	477
Non-current lease liabilities – between one and five years	149
Additional lease liabilities recognised during the year ending 31 March 2023	69
Less payments made during the year ending 31 March 2023	(514)
Exchange gains	2
Lease liability recognised as at 31 March 2023	<u>183</u>

(ii) The statement of Comprehensive income shows the following amounts relating to leases:

	31 March 2023 £'000
Depreciation charge of right-of-use assets	
Buildings	(364)
Others	(157)
	<u>(521)</u>
Interest expense (included in finance cost)	(21)

The total cash outflow for leases in the year was £514k.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

20. LEASES (CONTINUED)

(iii) The Group's leasing activities and how these are accounted for:

The Group leases buildings, equipment and vehicles. Rental contracts are typically made for fixed periods of 3 to 6 years, but may have extension options included in some cases.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

Until the end of the financial year, ending 31 March 2019 leases of property, plant and equipment were classified as operating leases. From 1 April 2019, leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

As the Group does not have any external debt the incremental borrowing rate is determined to be LIBOR plus 2.5% to make it comparable to a commercial arrangement.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life. While the Group revalues its land and buildings that are presented within property, plant and equipment, it has chosen not to do so for the right-of-use buildings held by the Group.

Payments associated with short-term leases and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Examples of low value assets are IT equipment and small items of office furniture.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS**

Year ended 31 March 2023

21. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT**Financial instruments**

The Group's principal financial instruments during the year comprised group company loans, cash on short term deposits, trade debtors and trade creditors, arising directly from normal operations. There is no material difference between the book value and fair value of these instruments. The parent and other group company loans are to be repaid in instalments between 2025 and 2033.

The Company and Group's activities and current position do not expose it to significant financial risks; however the directors review and agree policies for maintaining and managing such risks on an on-going basis.

Categories of financial instruments

The Group assesses the fair value of its Financial Instruments against each of the hierarchy levels summarised below:

Level 1: The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held is the current bid price. The instruments are included in level 1.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

Based on this assessment the Group has determined that the fair values of all its financial instruments should be classified at level 3.

There are financial instruments classified, recognised and measured at fair value through profit and loss or other comprehensive income.

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Financial assets				
<u>Loans and receivables</u>				
- Cash and cash equivalents	13,798	21,543	7,677	14,903
- Trade and other receivables	156,012	142,856	197,769	183,672
Financial liabilities				
<u>Amortised cost</u>				
Borrowings	101,417	83,945	101,417	83,945
Trade and other payables	60,486	45,526	59,157	45,075

Due to the short term nature of cash and cash equivalents, trade and other receivables and trade and other payables; their carrying amount is considered to be the same as their fair value. The fair value of the borrowings is £101.4m as at 31 March 2023.

Financial risk management policies**Interest rates**

Interest rate risk is the risk that changes in interest rates will affect the Group's income or the value of its holdings of financial instruments. The Group counters this risk by funding its expansion mainly with other fixed term group company loans provided at average interest rates between 0.2% and 0.9%. The remaining funding requirements are also

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

21. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (CONTINUED)

covered by Group funding through short term loans with no fixed term. The Group does not have any interest rate swap deals in place at the year end.

Foreign currency

Foreign currency risk is the risk that fluctuations in currency exchange rates will affect the Group's income or the value of its holdings of financial instruments. The Group does not have significant exposure to currency rate fluctuations, as each business unit operates in local currency. Translation of overseas assets and liabilities does give rise to exchange rate movements but these are usually moderate and do not materially affect the Group's liquidity or operating capacity and as such the directors do not consider this to be a material commercial risk. It is not the Group's policy to enter into any hedging transactions.

Credit risk

Credit risk is the risk of financial loss to the Group is a customer or company party to a financial instrument fails to meet its contractual obligations and arises principally from the Group's receivables from customers and cash held at financial institutions. A robust credit control policy is in place which is designed to minimise the risk of bad debt. Customers are vetted financially before being accepted and constantly monitored thereafter. Deposits are taken from the majority of customers for amounts equal to between 6 weeks and 6 months forward service. The Group also operates a strict denial of access policy for all customers who have not settled their account within 21 days of amounts falling due. As a consequence of these policies, the Group have suffered very minimal losses from bad debts. The average creditor payment days at year end for the Group were 41 days (2022: 33 days) from invoice date.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due at 31 March 2023. The loss allowances for trade receivable as at 31 March 2022 reconcile to the opening loss allowances as follows:

	Trade receivables	
	31 March 2023	31 March 2022
	£'000	£'000
Opening loss allowance at 1 April	362	290
Decrease in loss allowance recognised in Profit or loss during the year	(5)	76
Receivables written off during the year as uncollectible	-	(4)
Closing loss allowance at 31 March	<u>357</u>	<u>362</u>

Trade receivables are written off where there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the customer going into liquidation or administration, failure of the debtor to engage in a repayment plan with the Group, and a failure to make contractual payments of greater than 90 days past due.

COVID-19

The Group has not been significantly impacted by COVID-19. Its customers are largely unaffected and cash flow has continued to be strong. A small number of customers have faced some difficulties and the Companies have renegotiated payment terms in these circumstances.

Funding continues to be through the Group cash pooling arrangements and as such the directors do not consider that there is any risk to these arrangements.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 March 2023

21. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (CONTINUED)

	CONSOLIDATED		COMPANY	
	31 March 2023 £'000	31 March 2022 £'000	31 March 2023 £'000	31 March 2022 £'000
Cash and cash equivalents – Standard & Poor's credit ratings				
Long term.Rating				
A+	327	1,732	-	484
A	12,910	19,780	7,116	14,388
A-	561	31	561	31
	13,798	21,543	7,677	14,903

Liquidity risk

Liquidity risk is the risk that necessary sources of funding for the Company's business activities may not be available. The Company is able to utilise shareholders' funds to support its capital requirements.

The Group's financial assets consist of loans and receivables (cash and cash equivalents and trade and other receivables) which have a maturity of less than 3 months.

A maturity analysis of borrowings is presented in note 15. The Group's other financial liabilities consist of trade and other payables which have a maturity of less than 3 months.

Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the Consolidated Statement of Financial Position) less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the Statement of Financial Position plus net debt.

The gearing ratios at 31 March 2023 and 31 March 2022 were as follows:

	31 March 2023 £'000	31 March 2022 £'000
Total borrowings (Note 15)	101,417	83,945
Lease Liabilities (Note 20)	183	626
Less: cash and cash equivalents (Note 11)	(13,798)	(21,543)
Net debt	87,802	63,028
Total equity	627,352	559,771
Total capital	715,154	622,799
Gearing ratio	12.3%	10.1%

The increase in the gearing ratio during the year resulted primarily from the undertaking of additional long term borrowing from KDDI Europe Limited for the purpose of developing the Telehouse South site.

TELEHOUSE INTERNATIONAL CORPORATION OF EUROPE LTD**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 March 2023****22. CAPITAL COMMITMENTS**

	CONSOLIDATED		COMPANY	
	31 March	31 March	31 March	31 March
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
Contracted for, but not provided, in these financial statements	13,892	24,062	13,892	24,062

The above figures represent capital expenditure commitments contracted for at the Statement of Financial Position date but not yet incurred.

23. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The immediate parent company is Telehouse Holdings Limited, a company incorporated in the United Kingdom, which holds 92.14% of the Company's share capital. A copy of the consolidated financial statements of Telehouse Holdings Limited can be obtained from: Telehouse Holdings Limited, Coriander Avenue, London, E14 2AA.

The parent undertaking of both the smallest and largest group undertakings for which consolidated financial statements are drawn up and publicly available is KDDI Corporation, a company incorporated in Japan. A copy of the consolidated financial statements of KDDI Corporation can be obtained from: KDDI Corporation, 2-3-2, Nishi-Shinjuku, Shinjuku-ku, Tokyo, Japan. <http://www.kddi.com>

24. RELATED PARTY DISCLOSURES

As detailed in note 23 the Group is controlled by KDDI Corporation. Other related parties consist of companies also under the ultimate control of KDDI Corporation.

The following transactions were carried out with related parties.

(a) Sales of services:

	CONSOLIDATED		COMPANY	
	31	31	31	31
	March	March	March	March
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
- the ultimate parent	24	94	24	94
- other related parties	6,990	7,313	6,990	7,313
Total	7,014	7,407	7,014	7,407

Services are provided based on the price lists in force and terms that would be available to third parties.

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24. RELATED PARTY DISCLOSURES (CONTINUED)

(b) Purchase of services:

	CONSOLIDATED		COMPANY	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
	£'000	£'000	£'000	£'000
- the ultimate parent	-	-	-	-
- other related parties	49	1,967	49	1,967
Total	49	1,967	49	1,967

(c) Key management compensation:

In addition to directors' remuneration as detailed in note 6 certain amounts were paid to non-director key management. Total key management compensation (including directors) was:

	CONSOLIDATED		COMPANY	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
	£'000	£'000	£'000	£'000
Salaries and short term employee benefits	1,498	1,624	1,498	1,624
Total compensation	1,498	1,624	1,498	1,624

The key management compensation has been disclosed based on actual remuneration paid during the year. Under the provisions of the Telehouse International Corporation of Europe Ltd staff bonus scheme, there are provisions in these financial statements for a final bonus in respect of 2022, which has been paid in April 2023. Included within that provision are amounts in respect of key management compensation entitlement of £304,910 (2022: £220,021).

(d) Year end balances arising from sales/purchases of services:

	CONSOLIDATED		COMPANY	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022
	£'000	£'000	£'000	£'000
Receivables from ultimate parent	168	46	168	46
Receivables from other related parties	117,593	100,927	160,461	143,833
Total receivables from related parties	117,761	100,973	160,629	143,879
Payables to ultimate parent	17	10	17	10
Payables to other related parties	23,744	19,011	22,993	18,958
Total payables to related parties	23,761	19,021	23,010	18,968

Receivables from related parties are payable on demand according to Group cash management requirements. The receivables are unsecured and bear no interest.

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Year ended 31 March 2023

24. RELATED PARTY DISCLOSURES (CONTINUED)

(e) Loans from related parties:

Included within bank and other loans are both long term and short term loans from KDDI Europe Limited (a UK registered subsidiary of the global parent company KDDI Corporation) as follows:

	CONSOLIDATED AND COMPANY	
	31 March 2023 £'000	31 March 2022 £'000
Beginning of year	83,945	65,895
Loans acquired/(repayments) (Long term)	(17,657)	(3,000)
Fair value adjustment-for loans acquired (Long terms)	(4,871)	2,257
Loan acquired/(repayments) during the year (Short term)	40,000	18,793
End of year	101,417	83,945

The long term loans from related parties carry interest at an average rate of 2.43% (2022: 0.50%), and the short term loans carry interest at an average rate of 2.10% (2022: 0.30%). The long term loans are unsecured and repayable by March 2033.

25. ANALYSIS OF CHANGES IN NET DEBT

	1 April 2022 £'000	Cash flows £'000	CONSOLIDATED Fair value adjustment £'000	Currency exchange adjustment £'000	31 March 2023 £'000
Bank overdrafts (Note 11)	-	-	-	-	-
Cash at bank and in hand (Note 11)	20,525	(13,632)	-	6,451	13,344
Short and long term deposits (Note 11)	1,018	(564)	-	-	454
	21,543	(14,196)	-	6,451	13,798
Debt due within one year (Note 15)	(23,136)	17,657	-	-	(5,479)
Debt due in more than one year (Note 15)	(60,809)	(40,000)	4,871	-	(95,938)
	(83,945)	(22,343)	4,871	-	(101,417)
Lease liabilities due within one year (Note 20)	(477)	327	-	2	(148)
Lease liabilities due in more than one year (Note 20)	(149)	114	-	-	(35)
	(626)	441	-	2	(183)
Total	(63,028)	(36,098)	4,871	6,453	(87,802)

26. EVENTS AFTER THE REPORTING PERIOD

Dividends of £21.2m were paid to the Company's shareholders in April 2023 in respect of the year ended 31 March 2022.