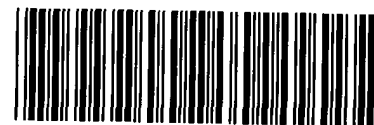


COMPANY REGISTRATION NUMBER: 02615001

TOPLAND GROUP PLC
Financial statements
31 May 2022

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TOPLAND GROUP PLC

Financial statements

Year ended 31 May 2022

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TOPLAND GROUP PLC

Officers and professional advisers

The board of directors

M S Kingston
S Zakay
E Zakay
T R Betts
T D O'Beirne
D E H Sanderson

Company secretary

- C F Moharm

Registered office

55 Baker Street
London
United Kingdom
W1U 7EU

Auditor

BDO LLP
55 Baker Street
London
W1U 7EU

Bankers

Barclays Bank Plc
Pall Mall Corporate Group
50 Pall Mall
London
SW1A 1QA

TOPLAND GROUP PLC

Strategic report

Year ended 31 May 2022

The directors present their strategic report together with the audited financial statements for the year ended 31 May 2022.

Principal activity

The group's principal activity is that of property investment in the UK and management and treasury services for the wider group headed by Topland Group Holdings limited and the company acts as a holding company.

Review of the business

The group's results for the year and financial position are as shown in the annexed financial statements and referred to in the directors' report. It is expected that the group will continue its activities and trade satisfactorily in the forthcoming year.

The group continued to provide finance to fellow subsidiaries of Topland Group Holdings Limited for the acquisition of real estate. The group will continue to consider opportunistic sales, and acquisitions where the board believes value can be generated either through asset management or scope for development.

Whilst the challenges and disruption caused by COVID-19 have reduced, there remains heightened economic and political uncertainty characterised by rising inflation and interest rates in addition to continued uncertainty around the long-term impact of Brexit to the UK economy. Against this backdrop, the board continues to manage the group prudently through active asset management with conservative levels of gearing and significant cash resources.

Going concern

In preparing the financial statements, the directors are required to make an assessment of the ability of the group and the company to continue as a going concern. The directors have prepared a cash flow forecast for the group and the company which covers the 12 month period from the date of signing these financial statements. In light of the continued impacts of the COVID-19 Pandemic, a "reverse stress" test has been applied to the forecasts, seeking to establish the level of liquidity headroom the group is expected to have during this 12 month going concern period.

On the basis of these forecasts and the fact that the group and company have substantial net current assets, the directors are confident that the group and company have adequate resources to continue in operational existence and to meet their liabilities as they fall due for the foreseeable future. In addition, the immediate parent undertaking has confirmed its current intention to continue to provide financial support to the company for the foreseeable future. As a result of the above, the directors have concluded that it remains appropriate to adopt a going concern basis of preparation in these financial statements

Environment & Social

The Topland Group recognises that climate change is the defining issue of our time, and the Group believes in taking a responsible and forward-looking approach to environmental issues and the principles of sustainability. As a long-term steward of UK real estate, the Topland Group aims to deliver positive environmental and social outcomes that enhance value to its many stakeholders.

TOPLAND GROUP PLC

Strategic report (continued)

Year ended 31 May 2022

Key performance indicators

The directors monitor performance using a wide range of financial and non-financial indicators including like for like turnover, overheads, investment property valuations and net asset value. On a quarterly basis the directors review the balance sheet and the profit and loss account using actual and forecast data.

The following are the KPIs that are considered most relevant of the group due to its size and activities:

Turnover for the year was £10.2 million which was up £0.8 million from last year.

In the year, provisions of £7.5 million were reversed (2021: £1.6 million charged) against amounts owed by fellow subsidiaries. The group suffered from £1.6 million of losses (2021: £2.3 million) owing to foreign currency movements.

Overall, the group operating profit was £6.2 million (2021: £3.9 million loss)

The loss for the for the financial year amounted to £35.5 million compared to a £50 million loss in the previous year.

Position of the group at the end of the financial year and future developments

Investment properties were revalued as at 31 May 2022 by the directors. These valuations resulted in a decrease of £0.5 million on prior year valuation.

The group has net liabilities of £10.9 million as at 31 May 2022 (2021: £3.2 million).

The board does not foresee any changes to the strategy of the business for the next three years and therefore it does not anticipate any significant changes to the structure of the company.

Principal risks, uncertainties and financial instruments

The group's income derives from a wide United Kingdom geographical area and tenant base which diversifies the principal risks which arise in the group's business.

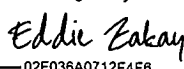
With increased uncertainty brought about by the COVID-19 pandemic, and continuing uncertainty surrounding Brexit, the board continues to manage the group prudently through active asset management with low levels of gearing and significant cash resources.

The majority of the group's borrowings are hedged at fixed interest rates. Cash balances and deposits are held with a number of financial institutions.

The group monitors cash flow as part of its day-to-day control procedures and also monitors credit risks. The Board considers cash flow projections on a quarterly basis and ensures that appropriate facilities and internal resources are available to be drawn upon as necessary.

The majority of the group's cash is held in, or is readily convertible to, Sterling, and the group primarily transacts in the same currency.

This report is approved by the board and signed on its behalf by

DocuSigned by:

02F036A0712F4F6...
E Zakay
Director
17 November 2022

TOPLAND GROUP PLC

Directors' report

Year ended 31 May 2022

The directors present their report and the financial statements of the group for the year ended 31 May 2022.

Principal activity

The entity is a public company, limited by shares and incorporated in England and Wales. The principal activity of the group is property investment and the company is a holding company. The result for the year is shown on page 10.

Directors

The directors who served the company during the year were as follows:

M S Kingston
S Zakay
E Zakay
T R Betts
T D O'Beirne
D E H Sanderson (Appointed 1 September 2021)

Dividends

The directors do not recommend the payment of a dividend.

Qualifying indemnity provision

The company has made qualifying third party indemnity provisions for the benefit of the respective directors which were in place throughout the year and which remain in place at the date of this report.

Directors' responsibilities statement

The directors are responsible for preparing the strategic report, directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare group and company financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the group and the company and of the profit or loss of the group for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

TOPLAND GROUP PLC

Directors' report *(continued)*

Year ended 31 May 2022

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of the financial statements may differ from legislation in other jurisdictions.

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

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

The company has dispensed with the obligation to appoint auditors annually. BDO LLP have expressed their willingness to continue in office.

This report was approved by the board of directors on 17 November 2022 and signed on behalf of the board by:

DocuSigned by:

ACBDD9F3132E491...
C F Moharm
Company Secretary

TOPLAND GROUP PLC

Independent auditor's report to the members of Topland Group Plc

Year ended 31 May 2022

Opinion on the financial statements

In our opinion:

- the financial statements give a true and fair view of the state of the group's and of the parent company's affairs as at 31 May 2022 and of the group's loss for the year then ended;
- the financial statements have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- the financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Topland Group Plc ("the parent company") and its subsidiaries ("the group") for the year ended 31 May 2022 which comprise the consolidated statement of comprehensive income, consolidated statement of financial position, company statement of financial position, consolidated statement of changes in equity, company statement of changes in equity, consolidated statement of cash flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

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

Independence

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

Conclusions relating to going concern

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

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

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

TOPLAND GROUP PLC

Independent auditor's report to the members of Topland Group Plc *(continued)*

Year ended 31 May 2022

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Other Companies Act 2006 reporting

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

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

In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

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

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

Responsibilities of directors

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

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

TOPLAND GROUP PLC

Independent auditor's report to the members of Topland Group Plc *(continued)*

Year ended 31 May 2022

Auditor's responsibilities for the audit of the financial statements

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

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

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

- We gained an understanding of the legal and regulatory framework applicable to the Group and Company and the industry in which it operates, and considered the risk of acts by the Company that were not in line with the applicable laws and regulations, including fraud.
- We understood how the Group and Company is complying with those laws and regulations by making enquiries of management concerning actual and potential litigation and claims. We corroborated our enquiries through our review of board minutes and any correspondence with regulatory bodies to evaluate whether there were any instances of non-compliance. Additionally, we obtained an understanding of management's procedures relating to detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud.
- Our procedures included agreeing the financial statement disclosures to underlying supporting documentation where relevant and challenging the assumptions and judgements made by management in relation to significant accounting items, including recognition of revenue. We have also identified and challenged management on any journal entries outside our usual expectation for this type of business. In particular, we focussed on any journal entries posted with unusual account combinations or unexpected journal postings to the income statement.
- We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.
- Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that 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, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

TOPLAND GROUP PLC

Independent auditor's report to the members of Topland Group Plc (*continued*)


Year ended 31 May 2022

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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

DocuSigned by:


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Richard Levy (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
55 Baker Street
London

17 November 2022

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

TOPLAND GROUP PLC**Consolidated statement of comprehensive income****Year ended 31 May 2022**

	Note	2022 £	2021 £
Turnover	5	10,209,925	9,407,179
Property expenses		<u>(340,725)</u>	<u>(777,903)</u>
Gross profit		9,869,200	8,629,276
Administrative expenses		<u>(9,470,780)</u>	(9,635,101)
Provision against fellow subsidiary debts		<u>7,472,283</u>	(1,579,424)
Investment property fair value movement	15	<u>(471,287)</u>	(52,408)
Gain on disposal of investment property		–	428,278
Other operating income	6	<u>336,439</u>	699,913
Foreign currency gains/losses		<u>(1,575,427)</u>	<u>(2,346,846)</u>
Operating profit/(loss)	7	6,160,428	(3,856,312)
Interest receivable and similar income	11	<u>30,755,464</u>	35,274,165
Interest payable and similar charges	12	<u>(71,004,996)</u>	<u>(79,421,719)</u>
Loss before taxation		(34,089,104)	(48,003,866)
Taxation on ordinary activities	13	<u>(1,366,991)</u>	<u>(1,998,273)</u>
Loss for the financial year and total comprehensive income		<u>(35,456,095)</u>	<u>(50,002,139)</u>
Loss for the financial year attributable to:			
The owners of the parent company		<u>(37,336,688)</u>	(51,488,860)
Non-controlling interests		<u>1,880,593</u>	<u>1,486,721</u>
		<u>(35,456,095)</u>	<u>(50,002,139)</u>

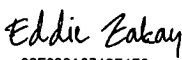
All the activities of the group are from continuing operations.

The notes on pages 16 to 32 form part of these financial statements.

TOPLAND GROUP PLC**Consolidated statement of financial position****31 May 2022**

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	14	294,308	159,954
Investment property	15	80,325,217	69,193,453
		<u>80,619,525</u>	<u>69,353,407</u>
Current assets			
Debtors: due within one year	17	798,626,508	711,917,287
Listed investments	18	469,702	1,542,956
Cash at bank and in hand		<u>47,541,846</u>	<u>100,931,703</u>
		<u>846,638,056</u>	<u>814,391,946</u>
Creditors: amounts falling due within one year	19	(513,216,791)	(336,247,110)
Net current assets		<u>333,421,265</u>	<u>478,144,836</u>
Total assets less current liabilities		<u>414,040,790</u>	<u>547,498,243</u>
Creditors: amounts falling due after more than one year	20	(420,925,189)	(547,129,466)
Provisions			
Deferred taxation	21	(4,023,443)	(3,599,769)
Net liabilities		<u>(10,907,842)</u>	<u>(3,230,992)</u>
Capital and reserves			
Called up share capital	24	50,000	50,000
Capital contribution	25	156,108,191	166,333,753
Profit and loss account	25	(212,346,546)	(214,014,665)
Equity attributable to the owners of the parent company		<u>(56,188,355)</u>	<u>(47,630,912)</u>
Non-controlling interests		<u>45,280,513</u>	<u>44,399,920</u>
		<u>(10,907,842)</u>	<u>(3,230,992)</u>

These financial statements were approved by the board of directors and authorised for issue on 17 November 2022, and are signed on behalf of the board by:

DocuSigned by:

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E Zakay
 Director

Company registration number: 02615001


The notes on pages 16 to 32 form part of these financial statements.

TOPLAND GROUP PLC**Company statement of financial position****31 May 2022**

	Note	2022 £	2021 £
Fixed assets			
Investments	16	60,768,598	60,770,598
Current assets			
Debtors: due within one year	17	602,305,918	651,454,265
Cash at bank and in hand		1,707,821	11,414,808
		<u>604,013,739</u>	<u>662,869,073</u>
Creditors: amounts falling due within one year	19	<u>(453,164,290)</u>	<u>(279,413,756)</u>
Net current assets		<u>150,849,449</u>	<u>383,455,317</u>
Total assets less current liabilities		<u>211,618,047</u>	<u>444,225,915</u>
Creditors: amounts falling due after more than one year	20	<u>(325,466,860)</u>	<u>(512,425,532)</u>
Net liabilities		<u>(113,848,813)</u>	<u>(68,199,617)</u>
Capital and reserves			
Called up share capital	24	50,000	50,000
Capital contribution	25	156,108,192	166,333,754
Profit and loss account	25	<u>(270,007,005)</u>	<u>(234,583,371)</u>
Members deficit		<u>(113,848,813)</u>	<u>(68,199,617)</u>

The loss for the financial year of the parent company was £74,428,441 (2021: £80,715,111).

These financial statements were approved by the board of directors and authorised for issue on 17 November 2022, and are signed on behalf of the board by:

DocuSigned by:

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 E Zakay
 Director

Company registration number: 02615001

The notes on pages 16 to 32 form part of these financial statements.

TOPLAND GROUP PLC**Consolidated statement of changes in equity****Year ended 31 May 2022**

	Called up share capital £	Capital contribution £	Profit and loss account £	Equity attributable to the owners of the parent company £	Non- controlling interests £	Total £
At 1 June 2020	50,000	203,966,146	(204,001,920)	14,226	42,913,199	42,927,425
Loss for the year	-	-	(51,488,860)	(51,488,860)	1,486,721	(50,002,139)
Total comprehensive income for the year	-	-	(51,488,860)	(51,488,860)	1,486,721	(50,002,139)
Capital contribution on loan from parent company	-	3,843,722	-	3,843,722	-	3,843,722
Transfer of effective interest to loans from parent company	-	(41,476,115)	41,476,115	-	-	-
Total investments by and distributions to owners	-	(37,632,393)	41,476,115	3,843,722	-	3,843,722
At 31 May 2021	50,000	166,333,753	(214,014,665)	(47,630,912)	44,399,920	(3,230,992)
Loss for the year	-	-	(37,336,688)	(37,336,688)	1,880,593	(35,456,095)
Total comprehensive income for the year	-	-	(37,336,688)	(37,336,688)	1,880,593	(35,456,095)
Dividends paid and payable	-	-	-	-	(1,000,000)	(1,000,000)
Capital contribution on loan from parent company	-	28,779,245	-	28,779,245	-	28,779,245
Transfer of effective interest to loans from parent company	-	(39,004,807)	39,004,807	-	-	-
Total investments by and distributions to owners	-	(10,225,562)	39,004,807	28,779,245	(1,000,000)	27,779,245
At 31 May 2022	50,000	156,108,191	(212,346,546)	(56,188,355)	45,280,513	(10,907,842)

The notes on pages 16 to 32 form part of these financial statements.

TOPLAND GROUP PLC**Company statement of changes in equity****Year ended 31 May 2022**

	Called up share capital £	Capital contribution £	Profit and loss account £	Total £
At 1 June 2020	50,000	203,966,146	(195,344,375)	8,671,771
Loss for the year			(80,715,111)	(80,715,111)
Total comprehensive income for the year	-	-	(80,715,111)	(80,715,111)
Capital contribution on loan from parent company	-	3,843,723	-	3,843,723
Transfer of effective interest to loans from parent company	-	(41,476,115)	41,476,115	-
Total investments by and distributions to owners	-	(37,632,392)	41,476,115	3,843,723
At 31 May 2021	50,000	166,333,754	(234,583,371)	(68,199,617)
Loss for the year			(74,428,441)	(74,428,441)
Total comprehensive income for the year	-	-	(74,428,441)	(74,428,441)
Capital contribution on loan from parent company	-	28,779,245	-	28,779,245
Transfer of effective interest to loans from parent company	-	(39,004,807)	39,004,807	-
Total investments by and distributions to owners	-	(10,225,562)	39,004,807	28,779,245
At 31 May 2022	50,000	156,108,192	(270,007,005)	(113,848,813)

The notes on pages 16 to 32 form part of these financial statements.

TOPLAND GROUP PLC**Consolidated statement of cash flows****Year ended 31 May 2022**

	2022 £	2021 £
Cash flows from operating activities		
Loss for the financial year	(35,456,095)	(50,002,139)
<i>Adjustments for:</i>		
Depreciation of tangible assets	44,545	48,202
Provision against fellow subsidiary debts	(7,472,283)	1,579,424
Fair value adjustment of investment property	471,287	52,408
Income from other fixed asset investments	(309,633)	(589,989)
Interest receivable and similar income	(30,755,464)	(35,274,165)
Interest payable and similar charges	71,004,996	79,421,719
Gains on disposal of tangible assets	—	(428,278)
Taxation on ordinary activities	1,366,991	1,998,273
Foreign exchange	(1,575,427)	2,346,846
<i>Changes in:</i>		
Trade and other debtors	(48,946,306)	(26,243,778)
Trade and other creditors	2,845,680	(2,737,547)
Cash generated from operations	(48,781,709)	(29,829,024)
Interest paid	(32,275,605)	(6,427,037)
Interest received	135,559	122,996
Tax paid	(910,681)	(901,490)
Net cash used in operating activities	<u>(81,832,436)</u>	<u>(37,034,555)</u>
Cash flows from investing activities		
Purchase of investment property	(11,434,907)	—
Proceeds from sale of investment property	—	3,628,278
Purchase of tangible assets	(178,900)	(14,446)
Purchases of other investments	(30,955,265)	(62,704,510)
Proceeds from sale of other investments	32,542,947	61,647,167
Net cash (used in)/from investing activities	<u>(10,026,125)</u>	<u>2,556,489</u>
Cash flows from financing activities		
Proceeds from borrowings	200,000,000	—
Repayments of borrowings	(161,901,927)	(64,146,826)
Dividends paid	(1,000,000)	—
Net cash from/(used in) financing activities	<u>37,098,073</u>	<u>(64,146,826)</u>
Net decrease in cash and cash equivalents	(54,760,488)	(98,624,892)
Cash and cash equivalents at beginning of year	100,931,703	201,799,064
Exchange gains/(losses) on cash and cash equivalents	1,370,631	(2,242,469)
Cash and cash equivalents at end of year	<u>47,541,846</u>	<u>100,931,703</u>

The notes on pages 16 to 32 form part of these financial statements.

TOPLAND GROUP PLC

Notes to the financial statements

Year ended 31 May 2022

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 55 Baker Street, London, W1U 7EU, United Kingdom.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Company information

The entity is a limited company, incorporated in England and Wales, which acts as a holding company. The principal activity of the group is that of property investment.

Basis of measurement

The financial statements have been prepared on a historical cost basis, except for the following items:

- Investment property
- Financial instruments

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires group management to exercise judgement in applying the group's accounting policies.

The financial statements are presented in sterling, which is the functional currency of the group and company.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits, and other short term highly liquid investments with original maturities of three months or less.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

TOPLAND GROUP PLC

Notes to the financial statements *(continued)*

Year ended 31 May 2022

3. Accounting policies *(continued)*

Going concern

In preparing the financial statements, the directors are required to make an assessment of the ability of the group and the company to continue as a going concern. The directors have prepared a cash flow forecast for the group and the company which covers the 12-month period from the date of signing these financial statements. A "reverse stress" test has been applied to the forecasts, seeking to establish the level of liquidity headroom the group is expected to have during this 12-month going concern period. The directors' assessment has taken into account current macroeconomic factors.

On the basis of these forecasts and the fact that the group and company have substantial net current assets, the directors are confident that the group and company have adequate resources to continue in operational existence and to meet their liabilities as they fall due for the foreseeable future. In addition the immediate parent undertaking has confirmed its current intention to continue to provide financial support to the company for the foreseeable future. As a result of the above, the directors have concluded that it remains appropriate to adopt a going concern basis of preparation in these financial statements.

Lessor incentives

Lessor incentives include rent free periods and other incentives given to lessees on entering into lease agreements.

Lessor incentives to tenants to occupy the group's investment properties are treated as revenue expenditure and initially recorded as prepayments. The payments are then charged to the statement of comprehensive income evenly over the period to the lease end date. Where lessor incentives relate to investment properties the properties are carried at open market value less the amount of the unamortised incentive.

Pension costs

Pension costs are charged to the statement of comprehensive income in the year in which they are incurred.

Disclosure exemptions

The parent company satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following reduced disclosures available under FRS 102:

- (a) No cash flow statement has been presented for the company.
- (b) Disclosures in respect of financial instruments have not been presented.

TOPLAND GROUP PLC

Notes to the financial statements *(continued)*

Year ended 31 May 2022

3. Accounting policies *(continued)*

Leased assets

Where assets are financed by leasing agreements that give rights approximating to ownership (finance leases), the assets are treated as if they had been purchased outright. The amount capitalised is the present value of the minimum lease payments payable over the term of the lease. The corresponding leasing commitments are shown as amounts payable to the lessor. Depreciation on the relevant assets is charged to the statement of comprehensive income.

Lease payments are analysed between capital and interest components. The interest element of the payment is charged to the statement of comprehensive income over the period of the lease and is calculated so that it represents a constant proportion of the balances of capital repayments outstanding. The capital element reduces the amounts payable to the lessor.

All other leases are treated as operating leases. Their annual rentals are charged to the statement of comprehensive income on a straight line basis over the term of the lease.

Dividends

Equity dividends are recognised when they become legally payable. Final equity dividends are recognised when approved by the shareholders at a board meeting.

Consolidation

The financial statements consolidate the financial statements of the Group and all of its subsidiary undertakings.

The results of subsidiaries acquired or disposed of during the year are included from or to the date that control passes.

The parent company has applied the exemption contained in section 408 of the Companies Act 2006 and has not included its individual statement of comprehensive income.

Loss of control of subsidiaries

When the group loses control of a subsidiary, a gain or loss is recognised, being the net liabilities or net assets immediately prior to loss of control.

Non-controlling interests

Non-controlling interests in the net assets of consolidated subsidiaries are identified separately from the group's equity. Non-controlling interests consist of the amount of those interests at the date of the original business combination and the non-controlling share of changes in equity since the date of the combination.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for rental income, management fees and commissions receivable and are stated net of value added tax.

TOPLAND GROUP PLC

Notes to the financial statements *(continued)*

Year ended 31 May 2022

3. Accounting policies *(continued)*

Income tax

The tax expense is made up of current and deferred tax. Tax expense is recognised in profit and loss, except tax attributable to an income or expense recognised as other comprehensive income or recognised directly in equity, which is recognised as other comprehensive income or directly to equity as appropriate.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date except that the recognition of deferred tax assets is limited to the extent that the company anticipates making sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

Current and deferred tax is calculated using the tax rates and laws enacted or substantively enacted by reporting date.

Foreign currencies

Foreign currency transactions are initially recorded in the functional currency, by applying the spot exchange rate as at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate ruling at the reporting date, with any gains or losses being taken to the profit and loss account.

Tangible assets

The cost of tangible fixed assets is their historic cost less accumulated depreciation.

Investment property

Investment properties are stated at fair value, using the principles set out in notes 4 and 15.

The directors revalue the investment property annually to fair value with the aggregate surplus or deficit being recognised in the statement of comprehensive income. Acquisitions and disposals are recognised on the unconditional exchange of contracts for sale/purchase.

It is anticipated that external valuations will be carried out periodically.

Depreciation

Depreciation is provided to write off the cost or valuation less estimated residual values of all tangible fixed assets evenly over their useful lives except for investment properties.

Fixtures and fittings	- 25% straight line
Motor vehicles	- 25% straight line

TOPLAND GROUP PLC

Notes to the financial statements *(continued)*

Year ended 31 May 2022

3. Accounting policies *(continued)*

Investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Listed investments

Listed investments are held at market value, based on the quoted bid price at the reporting date. Disposals are recognised from the effective date of disposal profit.

Impairment of investments

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form.

Financial liabilities that are not classified as financial instruments are recorded at transaction cost. All changes to transaction cost are recognised in the statement of comprehensive income.

Financial assets

Financial assets are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in the statement of comprehensive income immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in the statement of comprehensive income immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

4. Judgements and key sources of estimation uncertainty

The preparation of financial statements in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, requires the use of certain critical accounting estimates and judgements. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Although these estimates are based on directors' best knowledge of the amount, event or actions, actual results may differ from those estimates. The following is intended to provide an understanding of the policies that the directors consider critical because of the level of complexity, judgement or estimation involved in their application and their impact on the financial statements.

Investment property valuation

Investment property is revalued annually to fair value using an income capitalisation technique. The valuation is prepared by the directors, based upon assumptions including future rental value, anticipated property costs, future development costs and the appropriate discount rate. Reference is also made to market evidence of transaction prices for similar properties. More information is provided in note 15.

Recoverability of debtors

The recoverability of debtors is assessed annually based on factors specific to each individual debtor.

Interest rate swaps

Derivative financial instruments comprising interest rate swaps are revalued by the Board annually, based on external valuations supplied by the interest rate swap providers. The Board's valuation relies upon the information supplied by the providers.

5. Turnover

Turnover is wholly attributable to the principal activity of the group and arises solely within the United Kingdom.

6. Other operating income

	2022	2021
	£	£
Other operating income	<u>336,439</u>	<u>699,913</u>

7. Operating profit

Operating profit or loss is stated after charging:

	2022	2021
	£	£
Depreciation of tangible assets	44,545	48,202
Foreign exchange differences	1,575,427	2,346,846
Operating lease expense	<u>604,475</u>	<u>455,410</u>

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

8. Auditor's remuneration

	2022 £	2021 £
Fees payable for the audit of the financial statements	<u>117,595</u>	<u>106,122</u>
Fees payable to the company's auditor and its associates for other services:		
Taxation advisory services	<u>127,413</u>	<u>154,060</u>

£11,908 (2021: £10,382) of the audit fee relates to the company.

9. Particulars of employees

The average number of persons employed by the group during the year, including the directors, amounted to:

	2022 No.	2021 No.
Number of other staff - management and administration	<u>35</u>	<u>33</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2022 £	2021 £
Wages and salaries	8,604,517	6,382,885
Social security costs	1,206,675	861,043
Other pension costs	<u>124,941</u>	<u>118,401</u>
	<u>9,936,133</u>	<u>7,362,329</u>

The average number of employees, including directors, of the company was 6 (2020: 6).

10. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services was:

	2022 £	2021 £
Remuneration	<u>5,064,462</u>	<u>2,805,895</u>

Remuneration of the highest paid director in respect of qualifying services:

	2022 £	2021 £
Aggregate remuneration	<u>2,054,167</u>	<u>701,932</u>

11. Interest receivable and similar income

	2022 £	2021 £
Interest from group undertakings	30,298,521	34,979,108
Gain on fair value of financial instruments	307,133	172,061
Other interest receivable and similar income	<u>149,810</u>	<u>122,996</u>
	<u>30,755,464</u>	<u>35,274,165</u>

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

12. Interest payable and similar charges

	2022 £	2021 £
Interest on banks loans and overdrafts	2,042,764	1,279,720
Loan facility fees	367,780	150,326
Effective interest on loan from parent company	39,004,807	41,476,115
Other interest payable and similar charges	29,589,645	36,515,558
	<u>71,004,996</u>	<u>79,421,719</u>

13. Taxation on ordinary activities

Major components of tax income

	2022 £	2021 £
Current tax:		
UK current tax income	941,703	823,133
Adjustments in respect of prior periods	1,614	(43,105)
Total current tax	<u>943,317</u>	<u>780,028</u>
Deferred tax:		
Origination and reversal of timing differences	423,674	1,218,245
Taxation on ordinary activities	<u>1,366,991</u>	<u>1,998,273</u>

Reconciliation of tax expense

The tax assessed on the loss on ordinary activities for the year is higher than (2021: higher than) the standard rate of corporation tax in the UK of 19% (2021: 19%).

	2022 £	2021 £
Loss on ordinary activities before taxation	(34,089,104)	(48,003,866)
Loss on ordinary activities by rate of tax	(6,476,929)	(9,120,734)
Adjustments in respect of prior periods	1,614	(43,105)
Effect of expenses not deductible for tax purposes	6,094,013	5,277,659
Tax losses (utilised) / brought forward	—	(757,308)
Effect of revenue exempt from tax	—	(128,454)
Adjust opening and closing deferred tax to average rate	87,676	1,159,764
Group relief	(4,769,565)	(1,271,231)
Transfer pricing adjustments	5,765,781	5,053,214
Non taxable movement on revaluation of investment property	343,806	9,957
Other timing differences not recognised	320,595	1,818,511
Tax on loss	<u>1,366,991</u>	<u>1,998,273</u>

The Group has deferred tax assets of £30,369,924 (2021: £29,498,005) arising from tax losses that have not been provided for in these financial statements, due to the uncertainty as to whether such assets will be recovered.

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

14. Tangible assets

Group	Fixtures and fittings £	Motor vehicles £	Total £
Valuation			
At 1 June 2021	1,347,982	49,980	1,397,962
Additions	178,899	–	178,899
Disposals	–	(49,980)	(49,980)
At 31 May 2022	1,526,881	–	1,526,881
Depreciation			
At 1 June 2021	1,189,069	48,939	1,238,008
Charge for the year	43,504	1,041	44,545
Disposals	–	(49,980)	(49,980)
At 31 May 2022	1,232,573	–	1,232,573
Carrying amount			
At 31 May 2022	294,308	–	294,308
At 31 May 2021	158,913	1,041	159,954

The company has no tangible assets.

15. Investment property

Group	Freehold property	Long leasehold property	Total
Valuation			
At 1 June 2021	69,073,278	120,175	69,193,453
Additions	11,603,050	–	11,603,050
Revaluations	(471,254)	(32)	(471,286)
At 31 May 2022	80,205,074	120,143	80,325,217

The directors carried out an internal valuation of the properties as at 31 May 2022 using an income capitalisation technique, whereby contracted and market rental values are capitalised with a market capitalisation rate. The resulting valuations are cross-checked against the equivalent yields and the fair market values derived from comparable recent market transactions on arm's length terms.

The directors anticipate having the investment property periodically valued by an external independent valuer.

The operating lease incentive balance of £2,149,857 (2021: £1,940,385) has been deducted from the fair value of the property and presented as a separate asset in prepayment and accrued income within debtors.

The historical cost of the properties is £63,333,694 (2021: £52,671,910)

TOPLAND GROUP PLC

Notes to the financial statements *(continued)*

Year ended 31 May 2022

16. Investments

The group has no investments.

Company	Shares in group undertakings £
Cost	
At 1 June 2021	60,770,598
Disposals	(2,000)
At 31 May 2022	60,768,598
Impairment	
At 1 June 2021 and 31 May 2022	—
Carrying amount	
At 31 May 2022	60,768,598
At 31 May 2021	60,770,598

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

16. Investments (continued)

Investments in associates and joint ventures

The following were the subsidiary undertakings of the company at the end of the year and have all been included in the consolidated financial statements:

	Country of incorporation	Proportion of share capital	Nature of business
Rockland Holdings Limited	England & Wales	100%	Holding company
Silverdome Holdings Limited	England & Wales	100%	Dormant
Silverdome Properties Limited	England & Wales	100%	Dormant
Topland (No. 8) Limited	England & Wales	100%	Dormant
Topland (No. 9) Limited	England & Wales	100%	Dormant
Topland (No. 10) Limited	England & Wales	100%	Dormant
Berkley Estates London Limited			Property management
	England & Wales	100%	
Topland Assets Limited*	England & Wales	100%	Property investment
Topland Finance Limited	England & Wales	100%	Finance company
Topland London Limited	England & Wales	100%	Property investment
Topland (Sunderland Waterside) Limited			
	England & Wales	100%	Property investment
Topland South Limited	England & Wales	100%	Property investment
Topland West Limited	England & Wales	100%	Property investment
Topland Assets Holdings Limited	England & Wales	100%	Holding company
Topland Finance (No. 2) Limited	England & Wales	100%	Finance company
Riverland Holdings Limited	England & Wales	50%	Holding company
Riverland No. 1 Limited*	England & Wales	50%	Holding company
Riverland (Newark) Limited*	England & Wales	50%	Property investment
Riverland (P.W.) Limited*	England & Wales	50%	Property investment
Riverland No. 2 Limited*	England & Wales	50%	Property investment
Riverland (In Retail) Limited*	England & Wales	50%	Property investment
Riverland (Maidstone) Limited (Formerly Riverland (Nottingham) Limited)*			
	England & Wales	50%	Property investment
GP Property Investments Limited *	England & Wales	26%	Holding company
Goldmile Holdings Limited*	England & Wales	26%	Holding company
Gold Markets (Norfolk) Limited*	England & Wales	26%	Property investment
Goldmile City Limited*	England & Wales	26%	Property investment
Goldmile Enterprises Limited*	England & Wales	26%	Property investment
Goldmile Investments Limited*	England & Wales	26%	Property investment
Goldmile (No. 1) Limited*	England & Wales	26%	Property investment
Platignum Holdings Limited*	England & Wales	26%	Holding company
Platignum Properties Limited	England & Wales	26%	Property investment

* Undertakings held indirectly by the company

The registered address of all of the subsidiary undertakings of the company is 55 Baker Street, London, W1U 7EU.

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

17. Debtors

Debtors falling due within one year are as follows:

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Trade debtors	199,561	243,383	–	–
Amounts owed by group undertakings	–	–	599,964,161	649,112,508
Prepayments and accrued income	2,531,847	2,234,976	–	–
Corporation tax repayable	125,001	157,637	–	–
Derivative financial assets	24,744	–	–	–
Amounts owed by fellow subsidiaries	794,875,992	708,561,524	–	–
Loan to subsidiary company	–	–	2,338,754	2,338,754
Amounts due from parent company	648,308	648,308	3,003	3,003
Taxation and social security	117,406	12,764	–	–
Other debtors	103,649	58,695	–	–
	<u>798,626,508</u>	<u>711,917,287</u>	<u>602,305,918</u>	<u>651,454,265</u>

During the year interest at 10% (2021: 10%) was charged on some amounts due from fellow subsidiaries. At year end, these balances totalled £320,086,094 (2021: £334,372,488). Within amounts due from fellow subsidiaries, there is also balance of £92,391,879 (2021: £30,000,000) on which interest at a rate of 3.03% is charged. The remaining amounts due from fellow subsidiaries bear no interest and all amounts due from fellow subsidiaries are recoverable on demand.

Amounts due from parent company and group undertakings bear no interest and are recoverable on demand.

18. Listed investments

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Total investments	<u>469,702</u>	<u>1,542,956</u>	<u>–</u>	<u>–</u>

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

19. Creditors: amounts falling due within one year

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Bank loans and overdrafts	302,594	282,982	—	—
Trade creditors	872,850	590,392	—	—
Amounts due to fellow subsidiaries	48,717,358	49,483,837	2,000	4,000
Accruals and deferred income	2,095,583	1,105,504	—	4,225
Social security and other taxes	1,138,089	1,015,907	—	—
Unsecured loans	110,984,203	84,504,578	110,984,203	84,504,578
Loans from non-controlling interests	2,338,754	2,338,754	—	—
Loan from parent company	342,178,087	194,900,953	342,178,087	194,900,953
Other creditors	4,589,273	2,024,203	—	—
	513,216,791	336,247,110	453,164,290	279,413,756

Amounts owed to the parent company and fellow subsidiaries and the loans from non-controlling interests bear no interest and are due on demand.

The loans from the parent company are interest free. The loans are held at fair value on inception and subsequently at amortised costs. The effective interest rate is 10%.

FRS 102 requires that substantial repayment and advances of intercompany loans that are not interest bearing be measured at present value. The company and the group have accounted for this adjustment as a capital contribution in the Statement of Changes in Equity. A capital contribution on inception of these loans at a fair value of £3,891,109 (2021: £3,843,722) was recognised and during the year effective interest of £24,441,623 (2021: £17,042,906) was charged.

20. Creditors: amounts falling due after more than one year

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Bank loans and overdrafts	95,458,329	34,421,545	—	—
Derivative financial liability	—	282,389	—	—
Unsecured loans	158,767,390	243,660,239	158,767,390	243,660,239
Loans from parent company	166,699,470	268,765,293	166,699,470	268,765,293
	420,925,189	547,129,466	325,466,860	512,425,532

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

	Group		Company	
	2022 £	2021 £	2022 £	2021 £
Maturity of debt				
In one year or less, or on demand	455,803,638	282,027,266	453,162,290	279,405,530
Between one and two years	163,037,218	315,649,697	70,321,771	285,347,103
Between two and five years	259,103,052	230,123,933	255,145,089	227,022,830
After more than five years	-	1,231,313	-	55,599
	<u>422,140,270</u>	<u>547,004,943</u>	<u>325,466,860</u>	<u>512,425,532</u>
Unamortised loan costs	<u>(1,215,081)</u>	<u>(157,866)</u>	<u>-</u>	<u>-</u>
	<u>879,158,989</u>	<u>828,874,343</u>	<u>778,629,150</u>	<u>791,831,062</u>

Bank loans and overdrafts (group)

The bank loans of £95,760,923 (2021: £34,704,527) are secured by first legal charges over certain of the group's investment properties, by floating charges over the assets and undertakings of group companies, and by intra-group guarantees. Additionally, the lenders have legal assignment over the rental income of certain group properties.

The bank loans are repayable in instalments and include amounts totalling £96,051,843 (2021: £33,659,964) which are repayable as lump sum payments between 2022 and 2026. Interest is payable between 3.0% and 6.9% per annum.

Unsecured loans (group and parent company)

The unsecured loans of £269,751,593 (2021: £328,164,817) are repayable in single lump payments at the end of the term of each loan and are repayable between 2021 and 2025 with £116,268,800 (2021: £88,000,000) due for repayment within one year. The total lump sum payments repayable between 2022 and 2025 is £198,000,000 (2021: £314,268,800).

Loans from parent company (group and parent company)

The loans from the parent company are interest free and repayable in single lump payments at the end of the term of each loan between 2021 and 2024. The loans are held at fair value on inception and subsequently at amortised costs. The effective interest rate is 10%.

FRS 102 requires that substantial repayment and advances of intercompany loans that are not interest bearing be measured at present value. The company and the group have accounted for this adjustment as a capital contribution in the Statement of Changes in Equity. A capital contribution on inception of this loan at a fair value of £24,888,136 (2021: £Nil) was recognised and during the year effective interest of £14,548,933 (2021: £24,433,209) was charged.

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

21. Provisions

Group	Deferred tax (note 22) £
At 1 June 2021	3,599,769
Movement in deferred tax	423,674
At 31 May 2022	4,023,443

The company does not have any provisions.

22. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	Group		Company	
	2022 £	2021 £	2022 £	2021 £
Included in provisions (note 21)	<u>4,023,443</u>	<u>3,599,769</u>	<u>-</u>	<u>-</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	Group		Company	
	2022 £	2021 £	2022 £	2021 £
Fair value adjustment of investment property	4,297,539	3,962,985	-	-
Fixed asset timing differences	(278,797)	(309,562)	-	-
Revaluation of swap derivatives	4,701	(53,654)	-	-
	<u>4,023,443</u>	<u>3,599,769</u>	<u>-</u>	<u>-</u>

23. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	Group		Company	
	2022 £	2021 £	2022 £	2021 £
Financial assets				
Financial assets measured at fair value through profit or loss	<u>24,744</u>	<u>-</u>	<u>-</u>	<u>-</u>
Financial liabilities				
Financial liabilities measured at fair value through profit or loss	<u>-</u>	<u>282,389</u>	<u>-</u>	<u>-</u>

Financial assets and liabilities measured at fair value through profit or loss comprise interest rate swaps.

TOPLAND GROUP PLC

Notes to the financial statements (continued)

Year ended 31 May 2022

24. Called up share capital

Issued, called up and fully paid

	2022		2021	
	No.	£	No.	£
"A" ordinary shares of £0.10 each	325,000	32,500	325,000	32,500
"B" ordinary shares of £0.10 each	175,000	17,500	175,000	17,500
	<u>500,000</u>	<u>50,000</u>	<u>500,000</u>	<u>50,000</u>

The "A" and "B" ordinary shares rank pari passu in all respects. Dividends may be paid on either the "A" or "B" ordinary shares.

25. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

Capital contribution - This reserve records capital contributions by the parent company to its subsidiaries and capital contributions/deemed distribution arising on fair valuing long term group loans that are interest free or carry interest at a rate that is significantly different to market rates.

26. Commitments under operating leases

As lessee

The total future minimum lease payments under non-cancellable operating leases are as follows:

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Not later than 1 year	602,225	602,225	—	—
Later than 1 year and not later than 5 years	46,198	648,423	—	—
	<u>648,423</u>	<u>1,250,648</u>	<u>—</u>	<u>—</u>

As lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Not later than 1 year	5,990,472	5,014,251	—	—
Later than 1 year and not later than 5 years	17,322,544	15,699,481	—	—
Later than 5 years	14,768,857	13,409,761	—	—
	<u>38,081,873</u>	<u>34,123,493</u>	<u>—</u>	<u>—</u>

TOPLAND GROUP PLC

Notes to the financial statements *(continued)*

Year ended 31 May 2022

27. Related party transactions

The amounts owed by and to fellow group undertakings are included within debtors (note 17) and creditors (notes 19 and 20).

28. Controlling party

The largest group in which the results of the company are consolidated is that headed by Topland Group Holdings Limited, a company incorporated in the British Virgin Islands. The registered address of Topland Group Holdings Limited is 57/63 Line Wall Road, Gibraltar, GX11 1AA.

The immediate parent company is Topland Group Holdings Limited.

The ultimate parent company and controlling party is Topland Group Holdings International Limited, a company incorporated in the British Virgin Islands.