

Registered number
07111373

Tritax Carlisle UK Limited
Report and Financial Statements
for the year ended 31 December 2018

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Tritax Carlisle UK Limited
Report and Financial Statements
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Tritax Carlisle UK Limited
Company Information

Directors

Mark Shaw
Henry Franklin
Colin Godfrey
Petrina Austin
Bjorn Hobart

Secretary

Mark Shaw
Standbrook House
Fourth Floor
2-5 Old Bond Street
London
W1S 4PD

Auditors

BDO LLP
55 Baker Street
London
W1U 7EU

Solicitors

Taylor Wessing LLP
5 New Street Square
London
EC4A 3TW

Registered office

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

Registered number

07111373

Bankers

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

Tritax Carlisle UK Limited**Registered number:** 07111373**Directors' Report**

The Directors present their report and financial statements for the year ended 31 December 2018.

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

Principal activities

The Company's principal activity during the year continued to be the investment in UK big box assets.

Strategic report

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

Results and dividends

The profit for the year amounted to £1,264,547 (2017: £4,375,391). The Directors paid a dividend in respect of the year of £1,208,894 (2017: £280,000). Any profit for the year is to be transferred to reserves.

Directors

The following persons served as directors during the year:

Mark Shaw
Henry Franklin
Colin Godfrey
Petrina Austin
Bjorn Hobart

Statement of Directors' responsibilities

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law, the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law, the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the Statement of Comprehensive Income of the Company for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

Tritax Carlisle UK Limited

Registered number:

07111373

Directors' Report

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

Disclosure of information to auditors

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

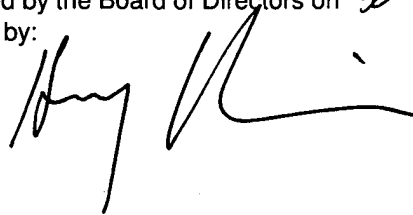
- so far as he is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- he has taken all the steps that he ought to have taken as a Director in order to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of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

Appointment of auditors

BDO LLP have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting.

This report was approved by the Board of Directors on 30 September 2019
and signed on its behalf by:

Henry Franklin
Director

A handwritten signature in black ink, appearing to read 'Henry Franklin', written over a horizontal line.

Tritax Carlisle UK Limited
Independent Auditor's Report
to the members of Tritax Carlisle UK Limited

Opinion

We have audited the financial statements of Tritax Carlisle UK Limited ("the Company") for the year ended 31 December 2018 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Other Information

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

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

We have nothing to report in this regard.

Tritax Carlisle UK Limited
Independent Auditor's Report
to the members of Tritax Carlisle UK Limited

Opinion on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters 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, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Directors were not entitled to take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of Directors

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

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

Tritax Carlisle UK Limited
Independent Auditor's Report
to the members of Tritax Carlisle UK Limited

Use of our report

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

BDO LLP

Christopher Young (Senior Statutory Auditor)
For and on behalf of BDO LLP, statutory auditor
London
Date: 30 September 2019

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

Tritax Carlisle UK Limited
Statement of Comprehensive Income
for the year ended 31 December 2018

	Notes	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Gross rental income	3	1,381,228	1,376,390
Service charge income	3	109	705
Service charge expenses	4	(5,532)	(705)
Net rental income		1,375,805	1,376,390
Administrative and other expenses	5	(75)	(8,770)
Operating profit before changes in fair value of investment property		1,375,730	1,367,620
Changes in fair value of investment property	9	(111,228)	2,971,487
Operating profit		1,264,502	4,339,107
Finance income	6	45	152
Finance expense	7	-	(936,418)
Changes in fair value of interest rate derivatives	14	-	92,432
Profit before taxation		1,264,547	3,495,273
Tax charge on profit	8	-	880,118
Total comprehensive income (attributable to the shareholders)		1,264,547	4,375,391

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

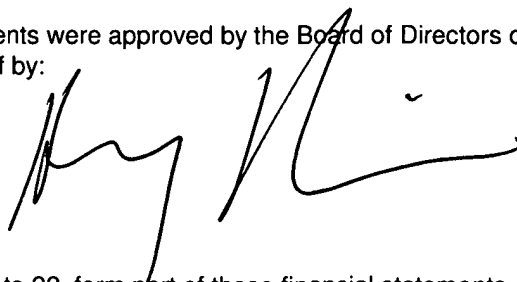
The notes on pages 10 to 22 form part of these financial statements.

Tritax Carlisle UK Limited
Statement of Financial Position
as at 31 December 2018
Company Number 07111373

	Notes	31 December 2018 £	31 December 2017 £
Non-current assets			
Investment property	9	24,880,000	24,880,000
Current assets			
Trade and other receivables	10	5,681	6,508
Cash held at bank	11	-	299,333
Total current assets		5,681	305,841
Total assets		24,885,681	25,185,841
Current liabilities			
Deferred rental income		(293,059)	(293,857)
Trade and other payables	12	(14,393,688)	(14,748,703)
Total current liabilities		(14,686,747)	(15,042,560)
Net current liabilities		(14,681,066)	(14,736,719)
Total liabilities		(14,686,747)	(15,042,560)
Net assets		10,198,934	10,143,281
Capital and reserves			
Called up share capital	16	1	1
Retained earnings	17	10,198,933	10,143,280
Total equity		10,198,934	10,143,281

These financial statements were approved by the Board of Directors on 30 September 2019 and signed on its behalf by:

Henry Franklin
Director



The notes on pages 10 to 22 form part of these financial statements.

Tritax Carlisle UK Limited
Statement of Changes in Equity
for the year ended 31 December 2018

	Notes	Share capital	Retained earnings	Total
		£	£	£
At 1 January 2017		1	6,047,889	6,047,890
Total comprehensive income		-	4,375,391	4,375,391
Dividends	18	-	(280,000)	(280,000)
At 31 December 2017		<u>1</u>	<u>10,143,280</u>	<u>10,143,281</u>
 At 1 January 2018		1	10,143,280	10,143,281
Total comprehensive income		-	1,264,547	1,264,547
Dividends	18	-	(1,208,894)	(1,208,894)
At 31 December 2018		<u>1</u>	<u>10,198,933</u>	<u>10,198,934</u>

The notes on pages 10 to 22 form part of these financial statements.

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

1 Summary of significant accounting policies

1.1 General information

The financial statements of Tritax Carlisle UK Limited (the 'Company') for the year ended 31 December 2018 were authorised for issue by the Board of Directors on 27 September 2019.

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

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

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

1.2 Basis of preparation

These financial statements have been prepared in accordance with Financial Reporting Standard 100 Application of Financial Reporting Requirements ("FRS 100") and Financial Reporting Standard 101, 'Reduced Disclosure Framework' ("FRS 101").

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and derivative financial instruments, which have been measured at fair value through the Statement of Comprehensive Income, and in accordance with the Companies Act 2006.

The financial statements are prepared on a going concern basis.

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

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

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

1.3 Impact of New Standards Applied

The following new standards are effective and have been adopted for the year ended 31 December 2018.

IFRS 9: Financial Instruments

IFRS 9 has replaced IAS 39 Financial Instruments: Recognition and Measurement (IAS 39).

Management have reviewed the requirements of IFRS 9. The Company's principal financial assets comprise trade receivables, which will continue to be measured at amortised cost. The following changes have been identified.

a) The Company adopted the expected credit loss model when calculating impairment losses on its financial assets measured at amortised costs (such as trade and other receivables (both current and non-current)). This resulted in greater judgement due to the need to factor in forward looking information when estimating the appropriate amount of provisions. To measure expected credit losses the Company considered the probability of a default occurring over the contractual life of its trade receivables. Historically the Company has not had to provide or write off any debt from tenants. The specific situation of each tenant has been evaluated using a provision matrix as allowed under IFRS 9. Based on this assessment the impact is not material.

IFRS 15: Revenue from Contracts with Customers

IFRS 15 has replaced IAS 18 'Revenue' and IAS 11 'Construction Contracts'. The majority of the Company's revenue is derived from leases that are outside the scope of IFRS 15 and accordingly the adoption has not had a material impact.

1.4 Going concern

As at 31 December 2018 the Company had net current liabilities of £14,681,066 (2017: £14,736,719).

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

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

1.5 Investment property

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

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

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

Investment properties under construction are financed by the Company where the Company enters into contracts for the development of a pre-let property under a funding agreement. All such contracts specify a fixed amount of consideration. The Company does not expose itself to any speculative development risk as the proposed building is pre-let to a tenant under an agreement for lease and the Company enters into a fixed price development agreement with the developer. It does, however, undertake certain works including demolition, remediation and other site preparatory works to bring a site to the condition ready for construction of an asset. Investment properties under construction are initially recognised at cost (including any associated costs), which reflect the Company's investment in the assets. Subsequently, the assets are remeasured to fair value at each reporting date. The fair value of investment properties under construction is estimated as the fair value of the completed asset less any costs still payable in order to complete, which include an appropriate developer's margin.

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

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

1.6 Financial assets

The Company classifies its financial assets depending on the purpose for which the asset was acquired. The Company's accounting policy for those assets classified as amortised cost is as follows:

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

1.6a Amortised cost

These assets arise principally from the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue and are subsequently carried at amortised cost being the effective interest rate method, less provision for impairment.

Impairment provisions for current and non-current trade receivables are recognised based on the simplified approach within IFRS 9 using a provision matrix in the determination of the lifetime expected credit losses. During this process the probability of the non-payment of the trade receivables is assessed. This probability is then multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade receivables. For trade receivables, which are reported net, such provisions are recorded in a separate provision account with the loss being recognised within cost of sales in the consolidated statement of comprehensive income. On confirmation that the trade receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Impairment provisions for loans to related parties are recognised based on a forward-looking expected credit loss model. The methodology used to determine the amount of provision is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset. Twelve month expected credit losses along with gross interest income are recognised where there has not been a significant increase in credit risk. For those for which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

The Company's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the consolidated statement of financial position.

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less.

1.7 Financial liabilities

The Company classifies its financial liabilities depending on the purpose for which the liability was acquired. The Company's accounting policy for those liabilities is as follows:

1.7a Other financial liabilities

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

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

1.8 Forward funded pre-let investments

The Company enters into forward funding development agreements for pre-let investments. The Company will enter into a forward funding agreement with a developer and simultaneously enter into an agreement for lease with a prospective tenant willing to occupy the building once complete.

1.8a Licence fees receivable

During the period between initial investment in a forward funded agreement and the rent commencement date under the lease, the Company receives licence fee income. This is payable by the developer to the Company throughout this period and typically reflects the approximate level of rental income that is expected to be payable under the lease, as and when practical completion is reached. IAS 40.20 states that investment property should be recognised initially at cost, being the consideration paid to acquire the asset, therefore such licence fees are deducted from the cost of the investment and are shown as a receivable. Any economic benefit of the licence fee is reflected within the Company Statement of Comprehensive Income as a movement in the fair value of investment property and not within gross rental income. In addition, IAS 16.21 indicates that income and expenses from operations that are not to bring an asset to the location and condition necessary for it to be capable of operating in the manner intended, should be recognised in profit or loss.

1.9 Dividends payable to Shareholders

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the Shareholders at an Annual General Meeting.

1.10 Rental income

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

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

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

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

When the Company enters into a forward funded transaction, the future tenant signs an agreement for lease. No rental income is recognised under the agreement for lease, but once practical completion has taken place the formal lease is signed, at which point rental income commences to be recognised in the Statement of Comprehensive Income.

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

1.11 *Service charges, insurances and other expenses recoverable from tenants*

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

1.12 *Finance income*

Finance income is recognised as interest accrues on cash balances held by the Company. Interest charged to a tenant on any overdue rental income is also recognised within finance income.

1.13 *Finance costs*

Finance costs consist of interest and other costs that an entity incurs in connection with bank and other borrowings. Any finance costs that are separately identifiable and directly attributable to the acquisition or construction of an asset that takes a period of time to complete are capitalised as part of the cost of the asset. All other finance costs are expensed to the Statement of Comprehensive Income in the period in which they occur.

1.14 *Taxation*

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

1.15 *Presentational currency*

These financial statements have been prepared in Sterling.

2 Critical accounting estimates and judgements

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

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

Fair valuation of investment property

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

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

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

3 Total property income

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Rental income	1,381,228	1,376,390
Property insurance recoverable	109	705
	<u>1,381,337</u>	<u>1,377,095</u>

Included within rental income is £202,799 (2017: £96,571) in respect of spreading of tenant incentives and guaranteed rental uplifts.

4 Service charge expenses

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Property insurance expense	5,532	705
	<u>5,532</u>	<u>705</u>

5 Administrative and other expenses

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Bank charges	75	435
Other expenses	-	8,335
	<u>75</u>	<u>8,770</u>

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

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

6 Finance income

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Interest received on bank deposits	45	152
	<u>45</u>	<u>152</u>

7 Finance expense

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Interest payable on bank borrowings	-	782,731
Loss on settlement of bank borrowings	-	71,435
Amortisation of loan arrangement fees	-	82,834
Foreign exchange	-	(582)
	<u>-</u>	<u>936,418</u>

The effective interest associated with financial liabilities held at amortised cost is £nil (2017: £936,418) comprising the total finance expense above.

Tritax Carlisle UK Limited
Notes to the Financial Statements
for the year ended 31 December 2018

8 Taxation

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Analysis of charge in year		
Current tax:		
UK corporation tax on profits of the period	-	98,666
Deferred tax:		
Origination and reversal of timing differences	-	(978,784)
Tax on loss on ordinary activities	-	(880,118)

Factors affecting tax charge for year

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

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Profit on ordinary activities before tax	1,264,547	3,495,273
Standard rate of corporation tax in the UK	19.00%	19.25%
	£	£
Profit on ordinary activities multiplied by the standard rate of corporation tax	240,264	672,840
Effects of:		
Revaluation of investment properties not taxable	21,133	(589,804)
REIT exempt income	(261,397)	(49,854)
Adjustment for deferred taxation on investment property and derivative financial instruments	-	(978,784)
Tax charges incurred prior to joining REIT group	-	65,484
Total tax expense	-	(880,118)

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9 Investment property	31 December 2018 £
Fair value	
At 1 January 2018	24,880,000
Adjustments for rental income spreading over the life of the lease	106,228
Additions	5,000
Change in fair value	(111,228)
At 31 December 2018	<u>24,880,000</u>
Reconciliation to valuation provided by valuers	
Fair value	<u>24,880,000</u>
Valuation provided by valuers	<u>24,880,000</u>

Included within the carrying value of investment property is £202,799 (2017: £96,571) in respect of accrued contracted rental uplift income.

This balance arises as a result of the treatment of leases with fixed or minimal rental uplifts and rent-free periods, which requires the recognition of rental income on a straight-line basis over the lease term. The difference between this and cash receipts change the carrying value of the property against which revaluations are measured.

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

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

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

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10 Trade and other receivables	31 December 2018 £	31 December 2017 £
Trade receivables	5,681	6,508
	<u>5,681</u>	<u>6,508</u>

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

11 Cash held at bank	31 December 2018 £	31 December 2017 £
Cash and cash equivalents	-	299,333
	<u>-</u>	<u>299,333</u>

12 Trade and other payables	31 December 2018 £	31 December 2017 £
Amounts owed to group undertakings	14,286,110	14,641,879
Corporation tax	43,284	43,284
Other creditors	63,480	62,835
Accruals and deferred income	814	705
	<u>14,393,688</u>	<u>14,748,703</u>

13 Bank borrowings	31 December 2018 £	31 December 2017 £
At 1 January	-	8,486,349
Bank borrowings repaid	-	(8,486,349)
At 31 December	<u>-</u>	<u>-</u>

Any associated fees in arranging the bank borrowings unamortised as at the year end are offset against amounts drawn on the facilities as shown in the table above.

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14 Derivative financial instruments	31 December 2018 £	31 December 2017 £
Fair value		
At 1 January	-	(142,848)
Change in fair value	-	92,432
Disposals	-	50,416
	<u>-</u>	<u>-</u>

15 Share capital and reserves

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

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

16 Share capital

	31 December 2018 Number	31 December 2017 Number	31 December 2018 £	31 December 2017 £
Allotted, called up and fully paid: £1 Ordinary shares	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

17 Retained earnings	31 December 2018 £	31 December 2017 £
At 1 January	10,143,280	6,047,889
Profit for the financial year	1,264,547	4,375,391
Dividends	(1,208,894)	(280,000)
At 31 December	<u>10,198,933</u>	<u>10,143,280</u>

18 Dividends

	Year ended 31 December 2018 p per share	Year ended 31 December 2017 p per share	Year ended 31 December 2018 £	Year ended 31 December 2017 £
Paid during the year: Equity dividends	<u>120,889,400</u>	<u>28,000,000</u>	<u>1,208,894</u>	<u>280,000</u>

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20 Operating leases

The Company's investment property is leased to a single tenant under the terms of a commercial property lease due to expire on 18 February 2036 and with clauses to enable periodic upward revision of the rental charge to prevailing market rates.

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

	31 December 2018 £	31 December 2017 £
Falling due:		
within one year	1,275,000	1,275,000
within two to five years	5,286,204	5,221,166
in over five years	<u>17,298,872</u>	<u>18,638,713</u>
	<u>23,860,076</u>	<u>25,134,879</u>

21 Controlling party

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