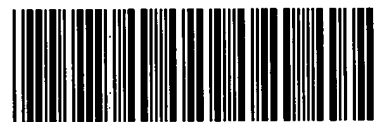


Company Registration No. 08124770 (England and Wales)

CLS UK PROPERTIES PLC
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

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CLS UK PROPERTIES PLC

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CLS UK PROPERTIES PLC

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Directors present their annual report and financial statements for the year ended 31 December 2022.

The Directors' Report has been prepared in accordance with the special provision relating to small companies under section 415a of the Companies Act 2006.

The Company has also taken advantage of the small companies' exemption not to prepare a Strategic Report.

Principal activities

The principal activity of the Company was that of an investment business.

Results and dividends

The results for the year are set out on page 7.

No dividends were paid. The Directors do not recommend payment of a final dividend (2021: nil).

Directors

The Directors who held office during the year and up to the date of signature of the financial statements were as follows:

David Fuller
Andrew Kirkman
Alain Millet
Fredrik Widlund

Directors' insurance

Qualifying third-party indemnity provisions (as defined in section 234 of the Companies Act 2006) are in force for the benefit of the Directors who held office in 2022. The ultimate parent company CLS Holdings plc maintains liability insurance for its Directors and Directors of its associated companies.

Future developments

At the date of approval of this report, the Directors do not intend to change the principal activities of the Company from those described above.

CLS UK PROPERTIES PLC

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Statement of Directors' responsibilities

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements the Directors are required to:

- select suitable accounting policies in accordance with IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in FRS 101 is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the Company financial position and financial performance;
- state whether applicable UK Accounting Standards, including FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the Company 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.

Under applicable law and regulations, the Directors are also responsible for preparing a Directors' Report that complies with that law and those regulations. The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website.

Auditor

The auditor, Ernst & Young Limited, has indicated their willingness to continue in office. Under the provisions of the Companies Act 2006, the Company is not required to hold an annual general meeting and accordingly the auditors, Ernst & Young Limited, will therefore be deemed to be reappointed for each succeeding financial year.

Statement of disclosure to auditor

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

- so far as each Director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the Directors have taken all the necessary steps that they ought to have taken as Directors in order to make themselves aware of all relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

CLS UK PROPERTIES PLC

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Principal risks and uncertainties

The Directors consider there are a number of potential risks and uncertainties which could have a material impact on the Company's performance and could cause the actual results to differ materially from expected or historical results; the management and mitigation of these risks are the responsibility of the Directors of the Company. The Company is a wholly-owned subsidiary of CLS Holdings plc (together with other subsidiaries, the "Group") and is managed on a day-to-day basis by employees of the Group. The principal risks and uncertainties facing the Company are broadly grouped as financing risk and political and economic risk.

Financing Risk

The unavailability of financing at acceptable prices, adverse interest rate movements or a breach in borrowing covenants may have a detrimental effect on the ability of the Company to meet its financial obligations. As interest rates are increasing, often quite sharply, financing risk is also increasing. In order to mitigate this risk, the Company is maintaining relationships, monitoring covenants and engaging early with upcoming refinancings.

Political and Economic Risk

Significant events or changes in the Global and/or European political and/or economic landscape may affect the value of net assets and profitability. The risk remains high given Russia's invasion of Ukraine, the continued impact of the COVID-19 pandemic and economic concerns over, and responses to, higher levels of inflation and slowing GDP. The Company has limited supply chain exposure but changes in construction prices will impact refurbishments costs.

The Directors have considered the risks attached to the Company's financial instruments. The Company's exposure to price risk, credit risk, liquidity risk and cash flow risk is not considered material to the assessment of assets and liabilities in the financial statements. Further discussion of risks and uncertainties, in the context of the Group as a whole, is provided in the Group's annual report which does not form part of this report and can be found on www.clsholdings.com or from its registered address (see note 14).

Going concern

At the time of approving the financial statements, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence. Thus the Directors continue to adopt the going concern basis of accounting in preparing the financial statements. The Directors' going concern assessment covers the period to 31 July 2024.

The Directors' considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Stress testing has been carried out at a Group level to ensure the Company has sufficient cash resources to continue in operation for the period to 31 July 2024. This stress testing modelled a scenario with lower rents, increased service charges, higher property and administration expenses, falling property values and higher interest rates. Based on these considerations, together with available market information and the directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 December 2022.

Approved by the Board and signed on its behalf



David Fuller

Company Secretary

22 June 2023

16 Tinworth Street, London, SE11 5AL

CLS UK PROPERTIES PLC

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CLS UK PROPERTIES PLC

Opinion

We have audited the financial statements of CLS UK Properties plc (the 'Company') for the year ended 31 December 2022 which comprise Statement of Comprehensive Income, Balance Sheet and the Statement of Changes in Equity and the related notes 1 to 14, 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 FRS 101 "Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the Company's affairs as at 31 December 2022 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

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period to 31 July 2024.

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

Other information

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

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives 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 the other information, we are required to report that fact.

We have nothing to report in this regard.

CLS UK PROPERTIES PLC

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE MEMBERS OF CLS UK PROPERTIES PLC

Opinions on other matters prescribed by the Companies Act 2006

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

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

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate 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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

CLS UK PROPERTIES PLC

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CLS UK PROPERTIES PLC

Our approach was as follows:

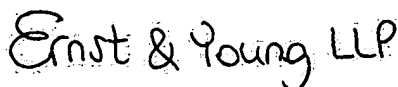
- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant are those that relate to the reporting framework (Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006) and any relevant direct and indirect tax compliance regulation in the United Kingdom. There are no significant industry specific laws or regulations that we considered in determining our approach.
- We understood how the Company is complying with those frameworks by enquiry with Management, and by identifying the Company's policies and procedures regarding compliance with laws and regulations. We also identified those members of Management who have the primary responsibility for ensuring compliance with laws and regulations, and for reporting any known instances of non-compliance to those charged with governance. We corroborated our enquiries through our review of Board minutes, as well as consideration of the results of our audit procedures to either corroborate or provide contrary evidence which was then followed up. Our assessment included the tone from the top and the emphasis on a culture of honest and ethical behaviour.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur, by discussing with management to understand where they considered there was susceptibility to fraud. We considered the processes and controls that the Company has established to address risks identified, or that otherwise prevent and detect fraud; and how management monitor those processes and controls. Where the risk was considered to be higher, we performed audit procedure to address each identified fraud risk.
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. Our procedures involved:
 - Enquiry of members of senior management, and when appropriate, those charged with governance, regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements;
 - Reading minutes of meetings of those charged with governance;
 - Obtaining electronic confirmations from the Company's banking providers to vouch the existence of cash balances and completeness of loans and borrowings; and
 - Obtaining and reading correspondence from legal and regulatory bodies, including the FRC and HMRC, where applicable; and
 - Journal entry testing, with a focus on manual journals and journals indicating large or unusual transactions based on our understanding of the business.

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

DocuSigned by:



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Vania Tribos (Senior statutory auditor)

for and on behalf of Ernst & Young LLP, Statutory Auditor

London

22 June 2023

CLS UK PROPERTIES PLC

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 £	2021 £
Other operating income		-	40,510
Administrative expenses		(48,738)	(56,539)
Operating loss		(48,738)	(16,029)
Interest receivable and similar income	6	2,258,580	2,074,567
Interest payable and similar expenses	7	(1,834,375)	(2,402,438)
Gain/(loss) on sale of unlisted shares		40,657,249	(5,935,477)
Profit/(loss) before taxation		41,032,716	(6,279,377)
Taxation	8	(71,339)	65,340
Profit/(loss) and total comprehensive income/(expense) for the financial year attributable to the owners of the Company		40,961,377	(6,214,037)

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

There were no items of other comprehensive income other than those stated above for either year.

The notes 1 to 14 form part of these financial statements.

CLS UK PROPERTIES PLC

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	2021 £
Fixed assets			
Investments	9	-	39,977,041
Current assets			
Debtors	10	99,729,393	65,701,678
Current tax recoverable		-	65,340
		99,729,393	65,767,018
Creditors: amounts falling due within one year			
Borrowings	11	-	(46,433,726)
Trade and other payables	12	(1,020)	(614,676)
Current tax payable		(71,339)	-
		(72,359)	(47,048,402)
Net current assets		99,657,034	18,718,616
Total assets less current liabilities		99,657,034	58,695,657
Net assets		99,657,034	58,695,657
Capital and reserves			
Called up share capital	13	82,700	82,700
Share premium account		32,667,300	32,667,300
Profit and loss account		66,907,034	25,945,657
Total equity		99,657,034	58,695,657

The financial statements were approved by the Board of Directors and authorised for issue on 22 June 2023 and are signed on its behalf by:



Andrew Kirkman
Director

Company Registration No. 08124770

CLS UK PROPERTIES PLC

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2022

	Called up share capital £	Share premium account £	Profit and loss account £	Total £
Balance at 1 January 2021	82,700	32,667,300	32,159,694	64,909,694
Year ended 31 December 2021:				
Loss and total comprehensive expense for the year	-	-	(6,214,037)	(6,214,037)
Balance at 31 December 2021	82,700	32,667,300	25,945,657	58,695,657
Year ended 31 December 2022:				
Profit and total comprehensive income for the year	-	-	40,961,377	40,961,377
Balance at 31 December 2022	82,700	32,667,300	66,907,034	99,657,034

CLS UK PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Company information

CLS UK Properties plc is a private company limited by shares, incorporated in the United Kingdom under the Companies Act 2006, and registered in England. The registered office is 16 Tinworth Street, London, SE11 5AL.

1.1 Accounting convention

The Company meets the definition of a qualifying entity under Financial Reporting Standard 100 (FRS 100) issued by the Financial Reporting Council. These financial statements were prepared in accordance with FRS 101 *Reduced Disclosure Framework* as issued by the Financial Reporting Council.

The nature of the Company's operations and its principal activities are set out in the Directors' report on page 1.

The financial statements have been prepared on the historical cost. The principal accounting policies adopted are set out below. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services. Fair value is the price that would be received to sell the asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

These financial statements are presented in pounds sterling because that is the currency of the primary economic environment in which the Company operates.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions in relation to share based payments, financial instruments, capital management, fair value measurements, presentation of a cash flow statement, presentation of comparative information in respect of certain assets, standards not yet effective, impairment of assets, business combinations, discontinued operations and related party transactions.

Where required, equivalent disclosures are given in the group accounts of CLS Holdings plc. The group accounts of CLS Holdings plc are available to the public and can be obtained as set out in note 14.

1.2 Going concern

At the time of approving the financial statements, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence. Thus the Directors continue to adopt the going concern basis of accounting in preparing the financial statements. The Directors' going concern assessment covers the period to 31 July 2024.

The Directors' considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Stress testing has been carried out at a Group level to ensure the Company has sufficient cash resources to continue in operation for the period to 31 July 2024. This stress testing modelled a scenario with lower rents, increased service charges, higher property and administration expenses, falling property values and higher interest rates. Based on these considerations, together with available market information and the directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 December 2022.

1.3 Investment in subsidiaries

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

CLS UK PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.4 Borrowings

Borrowings are recognised initially at fair value less attributable transaction costs. Subsequently, borrowings are stated at amortised cost with any difference between the amount initially recognised and the redemption value being recognised in profit before tax over the period of the borrowings, using the effective interest rate method.

1.5 Financial assets

Financial assets are recognised in the Company's balance sheet when the Company becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Financial assets are initially measured at fair value plus transaction costs, other than those classified as fair value through profit and loss, which are measured at fair value.

Loans and receivables

Trade and other receivables are recognised initially at fair value. Subsequently they are measured at amortised cost with a recognised loss allowance for expected credit losses which is measured at an amount equal to the lifetime expected credit loss. An impairment provision is created where there is objective evidence that the Company will not be able to collect the receivable in full.

Impairment of financial assets

Financial assets, other than those at fair value through profit and loss, are assessed for indicators of impairment at each balance sheet date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

1.6 Financial liabilities

Financial liabilities are classified as either financial liabilities at fair value through profit and loss or other financial liabilities. Trade and other payables are stated at cost, which equates to fair value.

Other financial liabilities

Other financial liabilities, including borrowings, are initially measured at fair value, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability to the net carrying amount on initial recognition.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Company's obligations are discharged or cancelled, or when they expire.

CLS UK PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies (Continued)

1.7 Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the Company.

1.8 Taxation

The tax expense or credit represents the sum of the tax currently payable or receivable.

Current tax

Current tax is based on taxable profit or loss for the year and is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

2 Adoption of new and revised standards and changes in accounting policies

No new accounting standards, amendments to accounting standards, or IFRIC interpretations that were effective for the year ended 31 December 2022 have had a material impact on the Company.

3 Critical accounting estimates and judgements

Accounting judgements

The Directors have considered the judgements that have been made in the process of applying the Company's accounting policies, which are described in note 1, and which of those judgements have the most significant effect on amounts recognised in the financial statements.

In the opinion of the Directors, for the years ended 31 December 2022 there are no accounting judgements that are material to the financial statements.

There are no accounting estimates that are material to the financial statements for the year ended 31 December 2022.

4 Auditor's remuneration

	2022	2021
	£	£
Fees payable to the Company's auditor:		
For audit services		
Audit of the Company's financial statements	2,420	13,200
	<u>2,420</u>	<u>13,200</u>

No fees were payable to Ernst & Young LLP for non-audit services to the Company during the year (2021: Deloitte LLP: nil).

5 Employees

The Company did not have any employees in the year (2021: none).

No fees or other emoluments were paid to the Directors of the Company during the year (2021: nil) in respect of their services to the Company. The Directors were paid by another entity within the Group.

CLS UK PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

6 Interest receivable and similar income

	2022 £	2021 £
Interest income		
Interest receivable from group undertakings	2,258,580	2,074,567

7 Interest payable and similar expenses

	2022 £	2021 £
Interest on financial liabilities measured at amortised cost:		
Interest on bank overdrafts and loans	1,698,492	2,058,783
Interest on other loans	135,883	343,655
	<u>1,834,375</u>	<u>2,402,438</u>

8 Tax on profit/(loss)

	2022 £	2021 £
Current tax		
Current year taxation	71,339	(65,340)

The rate of corporation tax for the year beginning 1 January 2022 was 19%. The weighted average corporation tax rate for the year ended 31 December 2022 was 19% (2021: 19%).

The standard rate of UK corporation tax will increase from the current 19% to 25% from 1 April 2023.

	2022 £	2021 £
Profit/(loss) before taxation	<u>41,032,716</u>	<u>(6,279,377)</u>
Expected tax charge/(credit) based on a corporation tax rate of 19% (2021: 19%)	7,796,216	(1,193,082)
(Profit)/loss on disposal of investment and provisions against investments	<u>(7,724,877)</u>	<u>1,127,742</u>
Tax charge/(credit) for the year	<u>71,339</u>	<u>(65,340)</u>

9 Investments in subsidiary undertakings

	£
Cost	
At 1 January 2022	39,977,041
Disposals	<u>(39,977,041)</u>
At 31 December 2022	<u>-</u>

CLS UK PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

9 Investments in subsidiary undertakings

(Continued)

On 22 November 2022, the company sold 100% of the share capital of Apex Tower Limited, CLS London Limited, CLS Clockwork Limited, CLS Gresham Limited, Hygeia Harrow Limited and Elmfield Road Limited to Dukes Road Limited.

10 Debtors

	Current 2022 £	2021 £
VAT recoverable	5,834	5,019
Amounts due from fellow group undertakings	99,721,519	65,694,619
Prepayments	2,040	2,040
	<u>99,729,393</u>	<u>65,701,678</u>

Receivables also includes a balance of £99,546,688 (2021: £4,826,312) due from fellow group undertakings, due for repayment on demand. Interest on this loan is charged at the daily compounded SONIA plus a margin of 2.25% (2021: LIBOR plus a margin of 2.25%).

Prior year receivables includes a balance of £40,570,283 due from fellow group undertakings, which was repaid during the year. Interest was charged on this loans at rates ranging from LIBOR plus a margin of 2.7% to LIBOR plus a margin of 3.0% and at a fixed rate of 4.3%.

Prior year receivables includes a balance of £18,495,401 due from fellow group undertakings, which was repaid on 31 December 2022. Interest was charged on this loan at a rate of LIBOR plus a margin of 3.0%.

Prior year receivables includes a balance of £1,802,623 due from fellow group undertakings, which was repaid on 24 November 2022. Interest was charged on this loan at a rate of LIBOR plus a margin of 4.3%.

11 Borrowings

	Current 2021 £
Borrowings held at amortised cost:	
Bank loans	<u>46,433,726</u>

In 2013, the Company issued £80,000,000 of secured, partially amortised notes. The notes attracted a fixed rate coupon of 4.2% on the unamortised prinipal, the balance of which was repaid in November 2022.

CLS UK PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

12 Trade and other payables

	Current 2022 £	2021 £
Trade creditors	1,020	-
Amounts due to fellow group undertakings	-	469,100
Accruals and deferred income	-	145,576
	<u>1,020</u>	<u>614,676</u>

13 Called up share capital

	2022 £	2021 £
Ordinary share capital		
<i>Authorised, issued and fully paid</i>		
82,700 ordinary shares of £1 each	<u>82,700</u>	<u>82,700</u>

The Company has one class of ordinary shares which carry no right to fixed income.

14 Controlling party

The Directors consider that the immediate and ultimate parent undertaking and ultimate controlling party is CLS Holdings plc, which is incorporated in the United Kingdom. The financial statements of the Company are consolidated into the CLS Holdings plc group accounts for the year ended 31 December 2022, being the largest and only Group into which the Company's financial statements are consolidated. Copies of the Group financial statements are publicly available and may be obtained from its registered address, CLS Holdings plc, 16 Tinworth Street, London, SE11 5AL.