
Atlas Hotels (Exeter City Centre) Limited

Directors' Report and Financial Statements

For the Year Ended 31 December 2022



Atlas Hotels (Exeter City Centre) Limited

Company Information

Directors	S J Lowe M J Friend
Company secretary	L Shelley
Registered number	10817272
Registered office	8th Floor, South Block 55 Baker Street London W1U 8EW

Atlas Hotels (Exeter City Centre) Limited

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Atlas Hotels (Exeter City Centre) Limited

Directors' Report For the Year Ended 31 December 2022

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

Principal activities

The principal activity of the Company is leasing of hotels.

Directors

The directors who served during the year were:

S J Lowe
A P Bradley (resigned 19 July 2022)
M J Friend (appointed 19 July 2022)

Directors' responsibilities statement

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 they have elected to prepare the financial statements in accordance with applicable law and Section 1A of FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (UK Generally Accepted Accounting Practice applicable to Smaller Entities).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Atlas Hotels (Exeter City Centre) Limited

Directors' Report (continued) For the Year Ended 31 December 2022

Going concern

The Company was in net current liabilities as at 31 December 2022. These positions were due to amounts payable to group undertakings. The Directors have received confirmation that the amounts owed at the balance sheet date to related undertakings will not be called for repayment for at least twelve months from the date of approving these financial statements.

The Company's assets are secured against a bank loan taken out by a fellow group undertaking, Titan Acquisition Limited.

All loan covenants have been satisfied during the year and post year end.

The Directors and management have prepared detailed cash flow forecasts to December 2024, which indicates that the Group will have sufficient liquidity to meet obligations as they fall due and have sufficient headroom on covenant levels.

The directors continue to adopt the going concern basis of preparing the financial statements.

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

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

Auditors

Following the signing of the year ended 31 December 2021 financial statements, the auditors, PricewaterhouseCoopers LLP, resigned and KPMG LLP have been appointed in their place.

The auditors, KPMG LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 29 June 2023 and signed on its behalf.



S J Lowe
Director

Atlas Hotels (Exeter City Centre) Limited

Independent Auditors' Report to the Members of Atlas Hotels (Exeter City Centre) Limited

Opinion

We have audited the financial statements of Atlas Hotels (Exeter City Centre) Limited ("the Company") for the year ended 31 December 2022, which comprise the Statement of Income and Retained Earnings, Statement of Financial Position and the related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state 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 UK accounting standards applicable to smaller entities, including Section 1A of FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors as to the company's high-level policies and procedures to prevent and detect fraud, including the company's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

Atlas Hotels (Exeter City Centre) Limited

Independent Auditors' Report to the Members of Atlas Hotels (Exeter City Centre) Limited

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition because sales are made up of simple revenue transactions with limited judgements and therefore the nature of operations provides limited opportunities to engage in fraudulent revenue recognition.

We did not identify any additional fraud risks.

We also performed procedures including:

- Agreeing all accounting entries in the period to supporting documentation;
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, through discussion with the directors and other management (as required by auditing standards), and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, data protection laws, anti-bribery, employment law, regulatory capital and certain aspects of company legislation. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Atlas Hotels (Exeter City Centre) Limited

Independent Auditors' Report to the Members of Atlas Hotels (Exeter City Centre) Limited

Directors' report

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 1, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

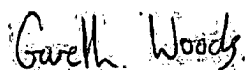
A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

Atlas Hotels (Exeter City Centre) Limited

Independent Auditors' Report to the Members of Atlas Hotels (Exeter City Centre) Limited

The purpose of our audit work and to whom we owe our responsibilities

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.



Gareth Woods (Senior statutory auditor)

for and on behalf of

KPMG LLP
Statutory Auditor
Chartered Accountants
EastWest
Tollhouse Hill
Nottingham
NG1 5FS
29 June 2023

Atlas Hotels (Exeter City Centre) Limited

**Statement of Income and Retained Earnings
For the Year Ended 31 December 2022**

	Note	2022 £000	2021 £000
Turnover	3	157	150
Gross profit		<u>157</u>	<u>150</u>
Movement in fair value of investment property		378	(3,019)
Operating profit/(loss)	4	<u>535</u>	<u>(2,869)</u>
Interest receivable and similar income	6	115	272
Interest payable and expenses	7	(491)	(98)
Profit/(loss) before tax		<u>159</u>	<u>(2,695)</u>
Tax on profit/(loss)	8	1,714	13
Profit/(loss) after tax		<u><u>1,873</u></u>	<u><u>(2,682)</u></u>
Retained earnings at the beginning of the year		(4,408)	(1,726)
Profit/(loss) for the year		1,873	(2,682)
Retained earnings at the end of the year		<u><u>(2,535)</u></u>	<u><u>(4,408)</u></u>

The notes on pages 9 to 19 form part of these financial statements.

Atlas Hotels (Exeter City Centre) Limited
Registered number: 10817272

Statement of Financial Position
As at 31 December 2022

	Note	2022 £000	2022 £000	2021 £000	2021 £000
Fixed assets					
Investment property	9		12,942		12,564
			<u>12,942</u>		<u>12,564</u>
Current assets					
Debtors	10	2,428		3,059	
Cash at bank and in hand	11	1		1	
		<u>2,429</u>		<u>3,060</u>	
Creditors: amounts falling due within one year	12	(8,113)		(8,492)	
Net current liabilities			<u>(5,684)</u>		<u>(5,432)</u>
Total assets less current liabilities			<u>7,258</u>		<u>7,132</u>
Creditors: amounts falling due after more than one year	13		(4,625)		(4,658)
Deferred tax	14		(199)		(1,913)
Net assets			<u><u>2,434</u></u>		<u><u>561</u></u>
Capital and reserves					
Revaluation reserve	16		4,969		4,969
Retained deficit	16		(2,535)		(4,408)
			<u><u>2,434</u></u>		<u><u>561</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 29 June 2023.



S J Lowe
Director

The notes on pages 9 to 19 form part of these financial statements.

Atlas Hotels (Exeter City Centre) Limited

Notes to the Financial Statements For the Year Ended 31 December 2022

1. General information

Atlas Hotels (Exeter City Centre) Limited is a private company limited by shares and incorporated in the United Kingdom and registered in England. The address of the registered office is given on the Company Information page. The nature of the Company's operations and its principal activities are set out in the Directors' Report.

1.1 Statement of compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102) including FRS 102 Section 1A Small Entities and the requirements of the Companies Act 2006.

2. Accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

2.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention, modified to include the revaluation of hotel properties.

The preparation of financial statements in compliance with FRS 102 Section 1A Small Entities requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies.

These financial statements are presented in Sterling which is the currency of the primary economic environment in which the Company operates. Monetary amounts in these financial statements are rounded to the nearest £'000.

2.2 Going concern

The Company was in net current liabilities as at 31 December 2022. These positions were due to amounts payable to group undertakings. The Directors have received confirmation that the amounts owed at the balance sheet date to related undertakings will not be called for repayment for at least twelve months from the date of approving these financial statements.

The Company's assets are secured against a bank loan taken out by a fellow group undertaking, Titan Acquisition Limited.

All loan covenants have been satisfied during the year and post year end.

The Directors and management have prepared detailed cash flow forecasts to December 2024, which indicates that the Group will have sufficient liquidity to meet obligations as they fall due and have sufficient headroom on covenant levels.

The directors continue to adopt the going concern basis of preparing the financial statements.

Atlas Hotels (Exeter City Centre) Limited

Notes to the Financial Statements For the Year Ended 31 December 2022

2. Accounting policies (continued)

2.3 Turnover

Turnover represents rental income and receivable property expenses exclusive of Value Added Tax, on an accruals basis. Fixed rental incomes are recognised on a straight line basis over the term of the lease. Variable rental income, such as those linked to the lessee performance, are recognised in the period to which they relate. Rental increases due to external factors, such as RPI uplifts, are recognised in the Statement of Comprehensive Income in the period in which they are determinable and reasonably certain.

2.4 Investment property

Investment properties are properties which are held to earn rental income or for capital appreciation or for both.

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in Income Statement.

2.5 Sale and leaseback

When an asset is sold and then leased back, this constitutes a sale and leaseback transaction. When this results in a finance lease, no disposal is recognised on the Statement of Financial Position but the asset is remeasured to the lower of the present value of minimum lease payments under the lease or the fair value of the asset subject to the lease. Any excess in disposal proceeds over the carrying value is amortised over the lease term and recognised as a realised gain in the Income Statement.

2.6 Financial instruments

Financial instruments are recognised in the Company's Statement of Financial Position where the Company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**Notes to the Financial Statements
For the Year Ended 31 December 2022**

2. Accounting policies (continued)

2.6 Financial instruments (continued)

Impairment of financial assets

Financial assets, other than those held at fair value through profit or loss, are assessed for indicators of impairment at each reporting end 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 have been affected. If an asset is impaired, the impairment loss is the difference between the *carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate*. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the Company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Atlas Hotels (Exeter City Centre) Limited

Notes to the Financial Statements For the Year Ended 31 December 2022

2. Accounting policies (continued)

2.6 Financial instruments (continued)

Derecognition of financial liabilities

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

2.7 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.8 Operating leases: the Company as lessor

Rental income from operating leases is credited to profit or loss on a straight-line basis over the lease term.

The Company has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard, 1 January 2016, to continue to be charged over the period to the first market rent review rather than the term of the lease.

2.9 Leased assets: the Company as lessee

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 profit or loss over the shorter of estimated useful economic life and the term of the lease.

Lease payments are analysed between capital and interest components so that the interest element of the payment is charged to profit or loss over the term of the lease and is calculated so that it represents a constant proportion of the balance of capital repayments outstanding. The capital part reduces the amounts payable to the lessor.

All other leases are treated as operating leases. Their annual rentals are charged to profit or loss on a straight-line basis over the term of the lease.

2.10 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Income Statement when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the Company in independently administered funds.

Atlas Hotels (Exeter City Centre) Limited

**Notes to the Financial Statements
For the Year Ended 31 December 2022**

2. Accounting policies (continued)

2.11 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset is realised. Deferred tax is charged or credited to the Statement of Comprehensive Income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the Company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

2.12 Interest income

Interest income is recognised in profit or loss using the effective interest method.

3. Turnover

The whole of the turnover is attributable to principal activity of the Company.

All turnover arose within the United Kingdom.

4. Operating profit/(loss)

Auditors' remuneration

Fees payable to the Company's auditors and their associates for the audit of the Company's annual financial statements were £4k (2021: £4k). The fees are paid by fellow group undertakings and not recharged.

Directors' emoluments

The directors received no remuneration for their services as directors of this company (2021: £nil).

Atlas Hotels (Exeter City Centre) Limited

**Notes to the Financial Statements
For the Year Ended 31 December 2022**

5. Employees

The average monthly number of employees, including directors, during the year was 0 (2021 - 0).

6. Interest receivable and similar income

	2022	2021
	£000	£000
Interest receivable from group undertakings	115	254
Interest receivable from related undertakings	-	18
	<u>115</u>	<u>272</u>

7. Interest payable and similar expenses

	2022	2021
	£000	£000
Loans from group undertakings	382	-
Finance leases and hire purchase contracts	109	98
	<u>491</u>	<u>98</u>

8. Taxation

	2022	2021
	£000	£000
Deferred tax		
Origination and reversal of timing differences	(1,291)	(653)
Adjustments in respect of previous periods	(16)	24
Change in tax rate	(407)	616
Total deferred tax	<u>(1,714)</u>	<u>(13)</u>
Taxation	<u>(1,714)</u>	<u>(13)</u>

Atlas Hotels (Exeter City Centre) Limited

Notes to the Financial Statements
For the Year Ended 31 December 2022

8. Taxation (continued)

Factors affecting tax for the year

The tax assessed for the year is lower than (2021 - higher than) the standard rate of corporation tax in the UK of 19% (2021 - 19%). The differences are explained below:

	2022 £000	2021 £000
Profit/(loss) before tax	159	(2,695)
Profit/(loss) multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	30	(512)
Effects of:		
Fixed asset differences	(1,434)	-
Change in tax rates	(407)	616
Group relief	114	17
Adjustments in respect of previous periods	(16)	24
Capital gains	-	(157)
Transfer pricing adjustments	(1)	(1)
Total tax for the year	(1,714)	(13)

Factors that may affect future tax charges

In the Spring Budget 2021, the UK Government announced that from 1 April 2023 the corporation tax rate would increase to 25%. This new law was substantively enacted on 24 May 2021. Deferred taxes at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

Atlas Hotels (Exeter City Centre) Limited

**Notes to the Financial Statements
For the Year Ended 31 December 2022**

9. Investment property

	Long term leasehold investment property £000
Valuation	
At 1 January 2022	12,564
Revaluation movement	378
At 31 December 2022	12,942

The directors valued the hotel and investment properties as at 31 December 2022 at £8,285k (2021: £7,873k). In preparing the valuation, the Directors have considered assumptions including the future trading performance of the hotels and investment properties, forecast inflation levels, discount rates and yields. An external valuation has been carried out by Savills for the purpose of the loan covenants. The Directors have reviewed the valuation report, which has influenced their valuation. The valuation was performed on a post Ground Rent Basis.

At 31 December 2022, the property has been valued on the basis of freehold interests. Included within the property valuation is £4,657k (2021: £4,691k) relating to the present value of the ground rents payable. Details are set out in note 13.

The property has been charged to secure the bank loan of a fellow group company.

10. Debtors

	2022 £000	2021 £000
Amounts owed by group undertakings	2,428	2,248
Amounts owed by related undertakings	-	514
Prepayments and accrued income	-	297
	2,428	3,059

The amounts owed by group undertakings and amounts owed by related undertakings are due on demand, unsecured and carry an interest rate of between 0% and 4.96% (2021: 0% and 3.64%).

Atlas Hotels (Exeter City Centre) Limited

**Notes to the Financial Statements
For the Year Ended 31 December 2022**

11. Cash and cash equivalents

	2022 £000	2021 £000
Cash at bank and in hand	1	1
	<u>1</u>	<u>1</u>

12. Creditors: Amounts falling due within one year

	2022 £000	2021 £000
Amounts owed to group undertakings	8,081	8,459
Obligations under finance lease and hire purchase contracts	32	33
	<u>8,113</u>	<u>8,492</u>

The amounts owed to group undertakings are due on demand, unsecured and carry an interest rate of between 0% and 3.64% (2021: 0%).

13. Creditors: Amounts falling due after more than one year

	2022 £000	2021 £000
Net obligations under finance leases and hire purchase contracts	4,625	4,658

Finance lease obligations relate to the present value of the lease obligations in respect of certain leasehold interest the Company holds. The lease to which this obligation relates ends April 2121. The discount rate applied to the future payments under the leases to obtain a present value is 2.1%.

Minimum lease payments under hire purchase fall due as follows:

	2022 £000	2021 £000
Within one year	150	142
Between 1-5 years	598	570
Over 5 years	8,485	8,224
	<u>9,233</u>	<u>8,936</u>

Atlas Hotels (Exeter City Centre) Limited

Notes to the Financial Statements
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14. Deferred taxation

	2022 £000
At the beginning of year	(1,913)
Charged to profit or loss	1,714
At end of year	(199)

The deferred taxation is made up as follows:

	2022 £000	2021 £000
Fixed asset timing differences	109	1,882
Capital gains	90	31
	199	1,913

15. Called up share capital

	2022 £000	2021 £000
Allotted, called up and fully paid		
1 (2021 - 1) Ordinary share of £1.00	-	-

16. Reserves

Retained deficit

All other net gains and losses and transactions with owners, such as dividends, that are not recognised elsewhere.

Revaluation reserve

Gains above depreciated historical cost arising on the revaluation of the Company's properties excluding investment property revaluations and deferred tax.

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17. Commitments under operating leases

The minimum rent receivables under non-cancellable operating leases are as follows:

	2022	2021
	£000	£000
Not later than 1 year	165	157
Later than 1 year and not later than 5 years	658	627
Later than 5 years	1,123	1,254
	1,946	2,038

18. Controlling party

The Company's immediate parent undertaking is Atlas Hotels Group Limited, a company incorporated in England and Wales.

The largest and smallest group for which financial statements are drawn up which incorporate the results of Atlas Hotels (Exeter City Centre) Limited is that headed by Titan Financing Holdco Limited, a company incorporated in England and Wales.

The consolidated financial statements of Titan Financing Holdco Limited can be obtained from the Company Secretary at 8th Floor, South Block, 55 Baker Street, London W1U 8EW.

The Company's ultimate parent is Titan Investment Limited, a company incorporated in Jersey.

The ultimate controlling party is Affinity Nominees Limited through their ownership of Titan Investment Limited.