

Registered number: 06333333

**ACS (GB) LTD**

**ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**ACS (GB) LTD**

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**ACS (GB) LTD**

**COMPANY INFORMATION**

<b>Directors</b>	A L Stables M Schlecker
<b>Company secretary</b>	T L Swift
<b>Registered number</b>	06333333
<b>Registered office</b>	Market Harborough Road Clifton Upon Dunsmore Rugby Warwickshire CV23 0AN
<b>Independent auditors</b>	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors One Chamberlain Square Birmingham B3 3AX

## **ACS (GB) LTD**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

The directors present their Directors' report and the audited financial statements of ACS (GB) LTD (the "Company") for the year ended 31 December 2021.

#### **Principal activities, business review and future developments**

The principal activities of ACS (GB) LTD (the "Company"), registered number 06333333, during the year was that of a property holding company.

Turnover for the year ended 31 December 2021 was £1,192,000 (2020: £1,192,000) giving a profit before taxation of £1,074,733 (2020: £872,974).

The Company's profitability during the year was in line with forecast expectations. It is anticipated that the Company will remain profitable in 2022.

The taxation charge for the year was £203,782 (2020: £197,582) and a reconciliation of the total tax charge to the standard rate of corporation tax is set out in note 9 to these financial statements.

During 2021 the country continued to be affected by the Coronavirus outbreak, although to a lesser degree than in 2020. The impact on the Company's business was insignificant, with no reduction in profitability for the foreseeable future.

#### **Strategic Report**

The Company has taken the exemption from preparing a Strategic Report as it is entitled to prepare financial statements in accordance with section 414b of the Companies Act 2006.

#### **Principal risks and uncertainties**

There is a possible risk of a long term diminution in market value of the land held, however this is highly unlikely given its location in the UK.

#### **Financial risk management**

ACS (GB) LTD has one sole debtor, the long term lessee, Peri Limited and one sole creditor being PERI SE as mortgage supplier to finance the land ownership of ACS (GB) LTD. These companies are affiliated with ACS (GB) LTD. The Company is therefore able to manage risk more effectively than if these were third party relationships.

#### **Going concern**

The Balance Sheet shows the Company has net current liabilities of £3,187,927 (2020: £4,058,878) which includes loans repayable to a related group undertaking, PERI SE, of £3,055,642 (2020: £3,915,642). PERI SE has confirmed its intention not to call for repayment of this loan balance, for a period of 12 months following the date of approval of these financial statements, if such repayment would prejudice the ability of the Company to repay its other liabilities as they fall due. Accordingly the directors have prepared the financial statements on a going concern basis, and do not consider there is any significant uncertainty in this regard.

The risk management notes above provide assurance to the directors that COVID-19 is unlikely to impact materially on the operations of ACS (GB) LTD.

#### **Dividends**

The directors do not recommend the payment of a dividend (2020: £Nil).

## **ACS (GB) LTD**

### **DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **Directors**

The directors who served during the year and up to the date of signing the financial statements were:

A L Stables  
M Schlecker

#### **Directors' liability**

The Company has arranged adequate Directors' and Officers' liability insurance, for one or more of its directors and officers. Such insurance was in force during the financial year and also at the date of approving the Directors' Report.

#### **Statement of directors' responsibilities in respect of the financial statements**

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

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

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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

The directors are also 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.

#### **Directors' confirmations**

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

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

#### **Independent auditors**

Under section 487(2) of the Companies Act 2006, PricewaterhouseCoopers LLP will be deemed to have been reappointed as independent auditors 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the financial statements with the registrar, whichever is earlier.

**ACS (GB) LTD**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**Small companies exemption**

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 and signed by its order by:



**T L Swift**  
Company Secretary

Date: *30th May 2022*



# Independent auditors' report to the members of ACS (GB) Ltd

## Report on the audit of the financial statements

### Opinion

In our opinion, ACS (GB) Ltd's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual report and financial statements (the "Annual Report"), which comprise: the balance sheet as at 31 December 2021; the statement of comprehensive income and the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

### Basis for opinion

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

### Independence

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

### Conclusions relating to going concern

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

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

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

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

### Reporting on other information

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



# Independent auditors' report to the members of ACS (GB) Ltd (continued)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

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

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

## **Directors' report**

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' report for the year ended 31 December 2021 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

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

## **Responsibilities for the financial statements and the audit**

### **Responsibilities of the directors for the financial statements**

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

In preparing the financial statements, the directors are responsible for assessing the 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.

### **Auditors' responsibilities for the audit of the financial statements**

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

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

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to inappropriate journal entries and management bias included within accounting judgements and estimates to manipulate financial reporting. Audit procedures performed by the engagement team included:



# Independent auditors' report to the members of ACS (GB) Ltd (continued)

- Evaluation of management's controls designed to prevent and detect fraudulent financial reporting;
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations;
- Assessing management's significant judgements and estimates.

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

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

## Use of this report

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

## Other required reporting

### Companies Act 2006 exception reporting

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

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

We have no exceptions to report arising from this responsibility.

### Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: prepare financial statements in accordance with the small companies regime; take advantage of the small companies exemption in preparing the Directors' report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

*Matt Palmer*

Matt Palmer (Senior Statutory Auditor)

for and on behalf of PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

Birmingham

30 May 2022

**ACS (GB) LTD**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	<b>Note</b>	<b>2021 £</b>	<b>2020 £</b>
Turnover	4	1,192,000	1,192,000
Administrative expenses		(18,670)	(180,020)
<b>Operating profit</b>	5	<b>1,173,330</b>	<b>1,011,980</b>
Interest payable and similar expenses	8	(98,597)	(139,006)
<b>Profit before taxation</b>		<b>1,074,733</b>	<b>872,974</b>
Tax on profit	9	(203,782)	(197,582)
<b>Profit for the financial year</b>		<b>870,951</b>	<b>675,392</b>
<b>Total comprehensive income for the financial year</b>		<b>870,951</b>	<b>675,392</b>

The notes on pages 11 to 21 form part of these financial statements.

ACS (GB) LTD  
REGISTERED NUMBER: 06333333

**BALANCE SHEET  
AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	10	5,297,563	5,297,563
<b>Current assets</b>			
Debtors	11	1,732	1,605
Cash at bank and in hand	12	10,230	6,504
		<u>11,962</u>	<u>8,109</u>
Creditors: amounts falling due within one year	13	(3,199,889)	(4,066,987)
<b>Net current liabilities</b>		<u>(3,187,927)</u>	<u>(4,058,878)</u>
<b>Total assets less current liabilities</b>		<u><u>2,109,636</u></u>	<u><u>1,238,685</u></u>
<b>Capital and reserves</b>			
Called up share capital	16	1	1
Profit and loss account	17	2,109,635	1,238,684
<b>Total shareholders' funds</b>		<u><u>2,109,636</u></u>	<u><u>1,238,685</u></u>

The Company's financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements on pages 8 to 21 were approved by the Board of Directors on 30 May 2022 and signed on its behalf by:

  
**A L Stables**  
Director

The notes on pages 11 to 21 form part of these financial statements.

**ACS (GB) LTD**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	<b>Called up share capital £</b>	<b>Profit and loss account £</b>	<b>Total shareholders' funds £</b>
<b>At 1 January 2020</b>	<b>1</b>	<b>563,292</b>	<b>563,293</b>
<b>Comprehensive income for the financial year</b>			
Profit for the financial year	-	675,392	675,392
<b>Total comprehensive income for the financial year</b>	<b>-</b>	<b>675,392</b>	<b>675,392</b>
<b>At 31 December 2020 and 1 January 2021</b>	<b>1</b>	<b>1,238,684</b>	<b>1,238,685</b>
<b>Comprehensive income for the financial year</b>			
Profit for the financial year	-	870,951	870,951
<b>Total comprehensive income for the financial year</b>	<b>-</b>	<b>870,951</b>	<b>870,951</b>
<b>At 31 December 2021</b>	<b>1</b>	<b>2,109,635</b>	<b>2,109,636</b>

The notes on pages 11 to 21 form part of these financial statements.

## **ACS (GB) LTD**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **1. General information**

ACS (GB) LTD (the "Company") is a property holding company.

The Company is a private company limited by shares and is incorporated and registered in England, United Kingdom. The address of its registered office is: Market Harborough Road, Clifton Upon Dunsmore, Rugby, Warwickshire, CV23 0AN, where it is domiciled.

#### **2. Accounting policies**

##### **2.1 Basis of preparation of financial statements**

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied consistently throughout the year:

##### **2.2 Financial reporting standard 101 - reduced disclosure exemptions**

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
  - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member

## **ACS (GB) LTD**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **2. Accounting policies (continued)**

##### **2.3 Going concern**

The Balance Sheet shows the Company has net current liabilities of £3,187,927 (2020: £4,058,878) which includes loans repayable to a related group undertaking, PERI SE, of £3,055,642 (2020: £3,915,642). PERI SE has confirmed its intention not to call for repayment of this loan balance, for a period of 12 months following the date of approval of these financial statements, if such repayment would prejudice the ability of the Company to repay its other liabilities as they fall due. Accordingly the directors have prepared the financial statements on a going concern basis, and do not consider there is any significant uncertainty in this regard.

The risk management notes above provide assurance to the directors that COVID-19 is unlikely to impact materially on the operations of ACS (GB) LTD.

##### **2.4 Turnover**

Turnover relates exclusively to rental income excluding value added tax. Rental revenue is invoiced monthly in advance and is recognised on an accruals basis, over the period of rental. All turnover relates to the continuing principal activity.

##### **2.5 Tangible assets**

Tangible assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to the Statement of Comprehensive Income during the period in which they are incurred.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

The estimated useful lives range as follows:

Plant and machinery	- 5 years
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within "Administrative Expenses" in the Statement of Comprehensive Income.

##### **2.6 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**2. Accounting policies (continued)**

**2.7 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.8 Financial instruments**

The Company recognises financial instruments when it becomes a party to the contractual arrangements of the instrument. Financial instruments are de-recognised when they are discharged or when the contractual terms expire. The Company's accounting policies in respect of financial instruments transactions are explained below:

Financial assets and financial liabilities are initially measured at fair value.

**Financial assets**

All recognised financial assets are subsequently measured in their entirety at either fair value or amortised cost, depending on the classification of the financial assets.

**Fair value through profit or loss**

All of the Company's financial assets are subsequently measured at fair value at the end of each reporting period, with any fair value gains or losses being recognised in profit or loss to the extent they are not part of a designated hedging relationship. The net gain or loss recognised in the Statement of Comprehensive Income includes any dividend or interest earned on the financial asset.

**Impairment of financial assets**

The Company always recognises lifetime ECL for trade receivables and amounts due on contracts with customers. The expected credit losses on these financial assets are estimated based on the Company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate. Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument.

**Financial liabilities**

Financial liabilities are classified as at fair value through the Statement of Comprehensive Income, when the financial liability is held for trading, or is designated as at fair value through profit or loss. This designation may be made if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise, or the financial liability forms part of a group of financial instruments which is managed and its performance is evaluated on a fair value basis, or the financial liability forms part of a contract containing one or more embedded derivatives, and IFRS 9 permits the entire combined contract to be designated as at fair value through profit or loss. Any gains or losses arising on changes in fair value are recognised in profit or loss to the extent that they are not part of a designated hedging relationship.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**2. Accounting policies (continued)**

**2.8 Financial instruments (continued)**

**At amortised cost**

Financial liabilities which are neither contingent consideration of an acquirer in a business combination, held for trading, nor designated as at fair value through the Statement of Comprehensive Income are subsequently measured at amortised cost using the effective interest method. This 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, or where appropriate a shorter period, to the amortised cost of a financial liability.

**2.9 Creditors**

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

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

**2.10 Foreign currency translation**

**Functional and presentation currency**

The Company's functional and presentational currency is GBP, and rounded to the nearest pound.

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Statement of Comprehensive Income within 'finance income or costs'. All other foreign exchange gains and losses are presented in the Statement of Comprehensive Income within 'other operating income'.

**2.11 Finance costs**

Finance costs are charged to the Statement of Comprehensive Income 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.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**2. Accounting policies (continued)**

**2.12 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

**3. Judgements in applying accounting policies and key sources of estimation uncertainty**

When preparing the financial statements, the directors have made a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

The most significant judgements are as follows:

**Property valuation**

The property was professionally valued in 2013 to account for the significant drop in property values since acquisition in 2007. The directors use their judgement to determine when further valuations need to be conducted.

**ACS (GB) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**4. Turnover**

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

All turnover arose within the United Kingdom.

**5. Operating profit**

The operating profit is stated after charging:

	2021 £	2020 £
Depreciation of tangible assets	-	749
Loss on disposal	-	170,197
	<u>          </u>	<u>          </u>

**6. Auditors' remuneration**

	2021 £	2020 £
Fees payable to the Company's auditors for the audit of the Company's annual financial statements	<u>5,500</u>	<u>3,000</u>
<b>Fees payable to the Company's auditors in respect of:</b>		
Audit related assurance services	<u>3,431</u>	<u>1,035</u>

**7. Employees**

The average monthly number of employees, including the directors, during the year was as follows:

	2021 Number	2020 Number
Administration	<u>2</u>	<u>2</u>

The remuneration of the directors are paid by fellow subsidiaries and it is not possible to make an accurate apportionment of their emoluments in respect of each of these entities.

**8. Interest payable and similar expenses**

	2021 £	2020 £
Loans from group undertakings	<u>98,597</u>	<u>139,006</u>

ACS (GB) LTD

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021

9. Tax on profit

	2021 £	2020 £
<b>Corporation tax</b>		
Current tax on profits for the financial year	203,910	197,993
Adjustments in respect of prior years	(1)	(558)
<b>Total current tax</b>	<b>203,909</b>	<b>197,435</b>
<b>Deferred tax</b>		
Origination and reversal of temporary differences	380	353
Remeasurement of opening deferred tax for changes in tax rates	(507)	(206)
<b>Total deferred tax</b>	<b>(127)</b>	<b>147</b>
<b>Total tax</b>	<b>203,782</b>	<b>197,582</b>

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2020: higher than) the standard rate of corporation tax in the UK of 19.00% (2020: 19.00%). The differences are explained below:

	2021 £	2020 £
Profit before taxation	1,074,733	872,974
Profit before taxation multiplied by standard rate of corporation tax in the UK of 19.00% (2020: 19.00%)	204,199	165,865
<b>Effects of:</b>		
Fixed asset differences	-	32,481
Adjustments in respect of prior years	(1)	(558)
Remeasurement of opening deferred tax for changes in tax rates	(507)	(206)
Remeasurement of gross temporary differences in the current year for changes in tax rates	91	-
<b>Total tax charge for the financial year</b>	<b>203,782</b>	<b>197,582</b>

Factors affecting future tax charge

In the Spring Budget 2021, the UK Government announced that from 1 April 2023 the corporation tax rate would increase to 25% (rather than remaining at 19%, as previously enacted). 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.

**ACS (GB) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**10. Tangible assets**

	Freehold land £	Plant and machinery £	Total £
<b>Cost</b>			
At 1 January 2021	11,666,977	82,826	11,749,803
At 31 December 2021	11,666,977	82,826	11,749,803
<b>Accumulated depreciation</b>			
At 1 January 2021	6,369,414	82,826	6,452,240
At 31 December 2021	6,369,414	82,826	6,452,240
<b>Net book value</b>			
At 31 December 2021	5,297,563	-	5,297,563
At 31 December 2020	5,297,563	-	5,297,563

The freehold land is in a green-belt area totaling approximately 13.3 acres, located near Brentwood in Essex. The site has an office building, warehouses, and an open storage area laid to tarmac which were constructed by the tenant. A formal valuation of the site was performed in 2013. The directors review the valuation each year based on their knowledge of the area. At 31 December 2021, the directors consider the fair value of this site to be £8,000,000 to £8,400,000 (2020: within an estimated range of £7,850,000 to £8,200,000).

Net book value of assets under operating leases with group entities:

	2021 £	2020 £
Cost	11,666,977	12,166,977
Accumulated depreciation at 1 January	(6,369,414)	(6,698,468)
Depreciation charge for the year	-	(749)
Disposals from cost during the year	-	(500,000)
Disposals from accumulated depreciation during the year	-	329,803
<b>Net book value</b>	<b>5,297,563</b>	<b>5,297,563</b>

## ACS (GB) LTD

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

#### 10. Tangible assets (continued)

ACS (GB) LTD is lessor to Peri Limited of the premises used by Peri Limited at Warley Street, Great Warley, Brentwood, CM13 3JZ. The lease is for £1,192,000 + VAT per annum for a fixed period of 20 (twenty) years from 1st January 2013 to 31st December 2032.

The undiscounted amounts owed to ACS (GB) LTD under this operating lease agreement is:

	2021 £	2020 £
No later than 1 year	1,192,000	1,192,000
Later than 1 year and no later than 5 years	4,768,000	4,768,000
Later than 5 years	7,152,000	8,344,000
	<u>13,112,000</u>	<u>14,304,000</u>

The Company leases premises to Peri Limited under one agreement which terminates in 2032. There is an option to extend for a year until 31 December 2033.

#### 11. Debtors

	2021 £	2020 £
Deferred taxation (note 15)	<u>1,732</u>	<u>1,605</u>

#### 12. Cash at bank and in hand

	2021 £	2020 £
Cash at bank and in hand	<u>10,230</u>	<u>6,504</u>

#### 13. Creditors: amounts falling due within one year

	2021 £	2020 £
Amounts owed to group undertakings	3,055,642	3,924,854
Corporation tax	99,773	114,849
Taxation and social security	19,874	19,874
Accruals and deferred income	24,600	7,410
	<u>3,199,889</u>	<u>4,066,987</u>

Amounts owed to group undertakings are unsecured, interest bearing and repayable on demand.

**ACS (GB) LTD****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021****14. Financial instruments**

	2021 £	2020 £
<b>Financial assets</b>		
Financial assets measured at amortised cost	<u>10,230</u>	<u>6,504</u>
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost	<u>(3,080,242)</u>	<u>(3,932,264)</u>

Financial assets measured at amortised cost comprise cash at bank and in hand.

Financial liabilities measured at amortised cost comprise amounts owed to group undertakings and accruals.

**15. Deferred taxation**

	2021 £	2020 £
At beginning of year	1,605	1,752
Charged/(credited) to profit or loss	127	(147)
<b>At end of year</b>	<u>1,732</u>	<u>1,605</u>

The deferred tax asset is made up as follows:

	2021 £	2020 £
Fixed assets temporary differences	<u>1,732</u>	<u>1,605</u>

**16. Called up share capital**

	2021 £	2020 £
<b>Allotted, called up and fully paid</b>		
1 (2020: 1) Ordinary share of £1 (2020: £1)	<u>1</u>	<u>1</u>

**17. Profit and loss account**

The profit and loss account represents the retained earnings, accumulated losses and distributions of the Company.

**ACS (GB) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**18. Ultimate parent undertaking and controlling party**

The Company's immediate parent company is SFT Holding GmbH, a private company, incorporated in and registered in Germany, Registered Number HRB 11663.

The ultimate parent undertaking and controlling party is PERI Werk Artur Schwoerer GmbH & Co. KG, a private company, incorporated in Germany. This is the parent undertaking of the smallest and largest group of undertakings to consolidate the Company's financial statements at 31 December 2021. The consolidated financial statements of PERI Werk Artur Schwoerer GmbH & Co. KG are filed at Handelsregister Memmingen, Registered Number HRA 6051.