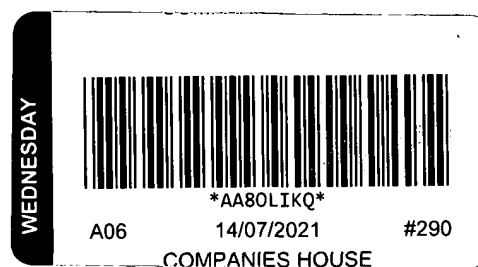


Registered number: 06333333

ACS (GB) LTD

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020



ACS (GB) LTD

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ACS (GB) LTD

COMPANY INFORMATION

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

ACS (GB) LTD

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

The directors present their annual report and the audited financial statements for ACS (GB) LTD (the "Company") for the year ended 31 December 2020.

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 2020 was £1,192,000 (2019: £1,192,009) giving a profit before taxation of £872,974 (2019: £1,001,456).

The Company's profitability during the year was in line with forecast expectations. It is anticipated that the Company will remain profitable in 2021. The repayment of a significant amount of the loan to the related group undertaking throughout the year has resulted in a lower interest cost and resultant improved profit before tax.

The taxation charge for the year was £197,582 (2019: £191,644) 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.

Since the Balance Sheet date the country has been hit by the Coronavirus outbreak with enormous impact, both negative and positive, across all sectors and types of business. The impact on the Company's business however has been 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 GmbH 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 £4,058,878 (2019: £4,905,216) which includes loans repayable to a related group undertaking, PERI GmbH, of £3,915,642 (2019: £4,795,642). PERI GmbH 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 (2019: £Nil).

ACS (GB) LTD

DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

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

The directors are responsible for 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 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 2020**

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.

The financial statements on pages 8 to 21 were approved by the Board of Directors on O/S and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'T L Swift', is written over the printed name.

T L Swift
Company Secretary 23/6/2021

ACS (GB) LTD

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 2020 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 2020; 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.

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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ACS (GB) LTD (CONTINUED)

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 2020 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 environmental regulations, health and safety regulations and taxation 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 posting inappropriate journal entries and management bias included within accounting judgements and estimates to manipulate financial reporting. Audit procedures performed by the engagement team included:

- 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, in particular estimates used in respect of the company's COVID-19 assessment.

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. This description forms part of our auditors' report.

ACS (GB) LTD

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ACS (GB) LTD (CONTINUED)

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: 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

Date: *23 June 2021*

ACS (GB) LTD

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	2020 £	2019 £
Turnover	4	1,192,000	1,192,009
Administrative expenses		(180,020)	(12,362)
Operating profit	5	1,011,980	1,179,647
Interest payable and similar expenses	8	(139,006)	(178,191)
Profit before taxation		872,974	1,001,456
Tax on profit	9	(197,582)	(191,644)
Profit for the financial year		675,392	809,812
Total comprehensive income for the financial year		675,392	809,812

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 2020**

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	10	5,297,563	5,468,509
Current assets			
Debtors	11	1,605	1,752
Cash at bank and in hand	12	6,504	24,459
		<u>8,109</u>	<u>26,211</u>
Creditors: amounts falling due within one year	13	<u>(4,066,987)</u>	<u>(4,931,427)</u>
Net current liabilities		(4,058,878)	(4,905,216)
Total assets less current liabilities		<u>1,238,685</u>	<u>563,293</u>
Capital and reserves			
Called up share capital	16	1	1
Profit and loss account	17	1,238,684	563,292
Total shareholders' funds		<u>1,238,685</u>	<u>563,293</u>

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


A L Stables
Director

23/6/2021

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 2020**

	Called up share capital	Profit and loss account	Total shareholders' (deficit)/funds
	£	£	£
At 1 January 2019	1	(246,520)	(246,519)
Comprehensive income for the financial year			
Profit for the financial year	-	809,812	809,812
Total comprehensive income for the financial year	-	809,812	809,812
At 31 December 2019 and 1 January 2020	1	563,292	563,293
Comprehensive income for the financial year			
Profit for the financial year	-	675,392	675,392
Total comprehensive income for the financial year	-	675,392	675,392
At 31 December 2020	1	1,238,684	1,238,685

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 2020

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 judgment 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.

2.3 Going concern

The Balance Sheet shows the Company has net current liabilities of £4,058,878 (2019: £4,905,216) which includes loans repayable to a related group undertaking, PERI GmbH, of £3,915,642 (2019: £4,795,642). PERI GmbH 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

2. Accounting policies (continued)

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 profit or loss 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:

Investment properties	- 50 years
Plant and machinery	- 5 years

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 2020**

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

Financial assets are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of contractual monetary asset. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions are recognised when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the Company will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade receivables, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognised within administrative expenses in the Statement of Comprehensive Income. On confirmation that the trade receivable will not be collected, the gross carrying value of the asset is written off against the associated provision.

Financial liabilities

The Company classifies all of its financial liabilities as liabilities at amortised cost.

At amortised cost

Financial liabilities at amortised cost including bank borrowings are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried into the Balance Sheet.

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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

2. Accounting policies (continued)

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 2020**

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, 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:

Tangible Assets

The remaining useful lives of depreciable assets are estimated at the reporting date. Assets of a technological nature are the least certain in terms of remaining useful life. Depreciation rates are used which are deemed to be appropriate for the class of assets.

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 2020**

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:

	2020 £	2019 £
Depreciation of tangible assets	749	4,499
Loss on disposal	170,197	-

6. Auditors' remuneration

	2020 £	2019 £
Fees payable to the Company's auditors for the audit of the Company's annual financial statements	3,000	3,000
Fees payable to the Company's auditors in respect of:		
Audit related assurance services	1,035	1,005

7. Employees

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

	2020 Number	2019 Number
Administration	2	2

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

	2020 £	2019 £
Loans from group undertakings	139,006	178,191

ACS (GB) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

9. Tax on profit

	2020 £	2019 £
Corporation tax		
Current tax on profits for the financial year	197,993	190,702
Adjustments in respect of prior years	(558)	558
Total current tax	<u>197,435</u>	<u>191,260</u>
Deferred tax		
Origination and reversal of temporary differences	353	429
Changes to tax rates	(206)	(45)
Total deferred tax	<u>147</u>	<u>384</u>
Total tax	<u><u>197,582</u></u>	<u><u>191,644</u></u>

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2019: higher than) the standard rate of corporation tax in the UK of 19% (2019: 19%). The differences are explained below:

	2020 £	2019 £
Profit before taxation	<u>872,974</u>	<u>1,001,456</u>
Profit before taxation multiplied by standard rate of corporation tax in the UK of 19% (2019: 19%)	165,865	190,277
Effects of:		
Fixed asset differences	32,481	854
Adjustments to tax charge in respect of prior periods	(558)	558
Changes to tax rates	(206)	(45)
Total tax charge for the financial year	<u><u>197,582</u></u>	<u><u>191,644</u></u>

ACS (GB) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

9. Tax on profit (continued)

Factors that may affect future tax charges

In the Spring Budget 2021, the Government announced that from 1 April 2023 the corporation tax rate will increase to 25%. Since the proposal to increase the rate to 25% had not been substantively enacted at the Balance Sheet date, its effects are not included in these financial statements. However, it is likely that the overall effect of the change, had it been substantively enacted by the Balance Sheet date, would be to decrease the tax expense for the period by £507, to increase the deferred tax asset by £507.

10. Tangible assets

	Freehold land £	Investment properties £	Plant and machinery £	Total £
Cost				
At 1 January 2020	11,666,977	500,000	82,826	12,249,803
Disposals	-	(500,000)	-	(500,000)
At 31 December 2020	11,666,977	-	82,826	11,749,803
Accumulated depreciation				
At 1 January 2020	6,369,414	329,054	82,826	6,781,294
Charge for the year	-	749	-	749
Disposals	-	(329,803)	-	(329,803)
At 31 December 2020	6,369,414	-	82,826	6,452,240
Net book value				
At 31 December 2020	5,297,563	-	-	5,297,563
At 31 December 2019	5,297,563	170,946	-	5,468,509

ACS (GB) LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

10. Tangible assets (continued)

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, large warehouse and open storage concreted area. 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 2020, the directors consider the fair value of this site to be £7,850,000 to £8,200,000 (2019: within an estimated range of £7,785,000 to £8,000,000).

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

	2020 £	2019 £
Cost	12,166,977	12,166,977
Accumulated depreciation at 1 January	(6,698,468)	(6,693,969)
Depreciation charge for the year	(749)	(4,499)
Disposals from cost during the year	(500,000)	-
Disposals from accumulated depreciation during the year	329,803	-
Net book amount	5,297,563	5,468,509

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:

	2020 £	2019 £
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	8,344,000	9,536,000
	14,304,000	15,496,000

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

	2020 £	2019 £
Deferred taxation (note 15)	1,605	1,752

ACS (GB) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

12. Cash at bank and in hand

	2020 £	2019 £
Cash at bank and in hand	<u>6,504</u>	<u>24,459</u>

13. Creditors: amounts falling due within one year

	2020 £	2019 £
Amounts owed to group undertakings	3,924,854	4,809,328
Corporation tax	114,849	95,086
Other taxation and social security	19,874	19,873
Accruals and deferred income	7,410	7,140
	<u>4,066,987</u>	<u>4,931,427</u>

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

14. Financial instruments

	2020 £	2019 £
Financial liabilities		
Financial liabilities measured at amortised cost	<u>(3,932,264)</u>	<u>(4,816,468)</u>

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

15. Deferred taxation

	2020 £	2019 £
At beginning of year	1,752	2,136
Charged to profit or loss	(147)	(384)
At end of year	<u>1,605</u>	<u>1,752</u>

ACS (GB) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

15. Deferred taxation (continued)

The deferred tax asset is made up as follows:

	2020 £	2019 £
Fixed assets temporary differences	<u>1,605</u>	<u>1,752</u>

16. Called up share capital

	2020 £	2019 £
Allotted, called up and fully paid		
1 (2019: 1) Ordinary share of £1 (2019: £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.

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 2020. The consolidated financial statements of PERI Werk Artur Schwoerer GmbH & Co. KG are filed at Handelsregister Memmingen, Registered Number HRA 6051.