

MPT CROYDON LIMITED

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

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MPT CROYDON LIMITED

COMPANY INFORMATION

Directors	James Kevin Hanna Katie Mae Williams Stephanie Carroll Hamner
Company secretary	Praxis Secretaries (UK) Limited
Registered number	05783476
Registered office	Floor 6 61 Curzon Street London United Kingdom W1J 8PD
Independent auditor	Grant Thornton UK LLP Landmark St Peter's Square 1 Oxford Street Manchester United Kingdom M1 4PB

MPT CROYDON LIMITED

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MPT CROYDON 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 activity

The principal activity of the Company is to acquire and develop real estate and improvements for long-term lease to providers of healthcare services in the United Kingdom.

Directors

The Directors who served during the year were:

James Kevin Hanna
Katie Mae Williams
Stephanie Carroll Hamner

Disclosure of information to auditor

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 auditor is unaware of, 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 auditor is aware of that information.

Auditor

The auditors, Grant Thornton UK 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 15 November 2023 and signed on its behalf.

Katie Mae Williams
Katie Mae Williams
Director

MPT CROYDON LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2022**

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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

Independent auditor's report to the members of MPT Croydon Limited

Opinion

We have audited the financial statements of MPT Croydon Limited (the 'company') for the year ended 31 December 2022, which comprise the Profit and loss account, the Balance sheet, the Statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

We are responsible for concluding on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the auditor's opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the company to cease to continue as a going concern.

In our evaluation of the directors' conclusions, we considered the inherent risks associated with the company's business model including effects arising from macro-economic uncertainties such as the cost of living crisis and increasing interest rates, we assessed and challenged the reasonableness of estimates made by the directors and the related disclosures and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period.

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

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

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

Other information

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

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matter on which we are required to report under the Companies Act 2006

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

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

- We obtained an understanding of the legal and regulatory frameworks applicable to the company and we determined that the laws and regulations most directly relevant to specific assertions in the financial statements are those related to the reporting framework (being FRS 102 'The Financial Reporting Standard applicable in the UK and Ireland' and the Companies Act 2006) and relevant tax legislation in the UK.
- In addition, we conclude that there are certain significant laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosure in the financial statements such as health and safety regulations, employment law and anti-bribery legislation.
- We assessed the susceptibility of the financial statements to material misstatement, including how fraud might occur, by making enquiries of management and those charged with governance, inspecting minutes of board meetings and updating our understanding of the company's operations, financial reporting obligations and control environment, including around compliance with laws and regulations. We considered the risk of fraud to be higher through the potential for management override of controls.
- Audit procedures performed by the engagement team included:
 - Identifying and assessing the design and implementation of controls management has in place to prevent and detect fraud, particularly around journal processing;
 - journal entry testing, with a focus on journals meeting our defined risk criteria based on our understanding of the business;
 - challenging assumptions and judgements made by management relating to its areas of significant estimation and judgement;
 - reviewing legal and professional expenditure in the year to assess for any indicators of non-compliance with relevant laws and regulations; and
 - completion of audit procedures to conclude on the compliance of disclosures in the annual report and accounts with applicable financial reporting requirements.
- These audit procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error and detecting irregularities that result from fraud is inherently more difficult than detecting those that result from error, as fraud may involve collusion, deliberate concealment, forgery or intentional misrepresentations. Also, the further removed non-compliance with laws and regulations is from events and transactions reflected in the financial statements, the less likely we would become aware of it;
- Assessment by the engagement partner of the appropriateness of the collective competence and capabilities of the engagement team included consideration of the engagement team's:
 - Knowledge of the industry in which the company operates and understanding of, and practical experience with, audit engagements of a similar nature and complexity through appropriate training and participation; and
 - Understanding of the legal and regulatory requirements specific to the company.
- We communicated relevant laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

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

Michael Lowe

Michael Lowe
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Manchester
Date: 16/11/2023

MPT CROYDON LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2022**

		2022	<i>As restated</i> 2021
	Note	£000	£000
Turnover	2.3	2,824	2,718
Gross Profit		<u>2,824</u>	<u>2,718</u>
Administrative expenses		(98)	(99)
Fair value movements	5	(4,300)	1,900
Interest and similar income	6	917	524
Interest and similar expenses		(869)	(869)
(Loss)/profit before tax		<u>(1,526)</u>	<u>4,174</u>
Tax on (loss)/profit		450	(2,939)
(Loss)/profit for the financial year		<u><u>(1,076)</u></u>	<u><u>1,235</u></u>

There was no other comprehensive income for 2022 (2021:£NIL).

The notes on pages 10 to 17 form part of these financial statements.

MPT CROYDON LIMITED
REGISTERED NUMBER: 05783476

BALANCE SHEET
AS AT 31 DECEMBER 2022

	Note	2022 £000	As restated 2021 £000
Fixed assets			
Investment property	5	49,500	53,800
		<u>49,500</u>	<u>53,800</u>
Current assets			
Debtors: amounts falling due within one year	6	4,006	5,113
Debtors: amounts falling due after more than one year	6	1,164	271
Current liabilities			
Creditors: amounts falling due within one year	7	(52)	(41)
Net current assets		<u>5,118</u>	<u>5,343</u>
Total assets less current liabilities		<u>54,618</u>	<u>59,143</u>
Non-current liabilities			
Creditors: amounts falling due after more than one year	8	(28,869)	(28,869)
Provisions for liabilities			
Deferred tax	9	(8,109)	(8,778)
Net assets		<u><u>17,640</u></u>	<u><u>21,496</u></u>
Capital and reserves			
Capital contribution		15,766	18,546
Profit and loss account		1,874	2,950
		<u><u>17,640</u></u>	<u><u>21,496</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 15 November 2023.

Katie Mae Williams

Katie Mae Williams
Director

The notes on pages 10 to 17 form part of these financial statements.

MPT CROYDON LIMITED

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

	Capital contribution £000	Profit and loss account £000	Total equity £000
At 1 January 2022 (as restated)	18,546	2,950	21,496
Comprehensive income for the year			
Loss for the year	-	(1,076)	(1,076)
Contributions by and distributions to owners			
Dividends: Equity distribution	(2,780)	-	(2,780)
At 31 December 2022	<u>15,766</u>	<u>1,874</u>	<u>17,640</u>

The notes on pages 10 to 17 form part of these financial statements.

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

	Share premium £000	Cash flow hedging reserve £000	Capital contribution £000	Profit and loss account £000	Total equity £000
At 1 January 2021 (as previously stated)	16,556	(254)	1,990	3,988	22,280
Prior year adjustment	-	254	-	(254)	-
At 1 January 2021 (as restated)	<u>16,556</u>	<u>-</u>	<u>1,990</u>	<u>3,734</u>	<u>22,280</u>
Comprehensive income for the year					
Profit for the year (as restated)	-	-	-	1,235	1,235
Contributions by and distributions to owners					
Dividends: Equity distribution	-	-	-	(2,019)	(2,019)
Transfer between other reserves	(16,556)	-	16,556	-	-
At 31 December 2021 (as restated)	<u>-</u>	<u>-</u>	<u>18,546</u>	<u>2,950</u>	<u>21,496</u>

The notes on pages 10 to 17 form part of these financial statements.

MPT CROYDON LIMITED

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

1. General information

MPT Croydon Limited (hereinafter the "Company") is a private company, limited by shares, incorporated in the United Kingdom and has a registered office at Floor 6, 61 Curzon Street, London, W1J 8PD. The nature of the Company's principal activities is set out in the Directors' Report.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 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 Company's functional and presentation currency is the pound sterling. The Company's financial statements are presented in pound sterling and rounded to thousands.

The following principal accounting policies have been applied:

2.2 Going concern

The financial statements are prepared on a going concern basis unless it is inappropriate to assume that the Company will be able to continue in operational existence for a period of at least 12 months from the date of the approval of the financial statements. The Directors considered several factors in determining whether the Company would continue as a going concern.

The Company's only source of income is the rent receipts earned from the assets under lease. The Company's ability to meet its obligations is dependent upon the tenant's ability to pay rents timely. As of the signing date of the financial statements, there are no outstanding amounts due from the tenant and all debt obligations have been met.

Adverse market, economic and political conditions (such as increasing energy costs and inflation, rising interest rates, geopolitical issues, the availability and cost of credit, or a declining real estate market) and other events beyond our control could have a material adverse effect on our business, results of operations, and financial condition. In addition to these events, public health crises and pandemics (such as those caused by new strains of viruses including H5N1 (avian flu), severe acute respiratory syndrome (SARS) and, most recently, COVID-19) could adversely impact our tenant's business by disrupting supply chains and transaction activities along with leading to a shortage of available healthcare workers and related increased labor costs. Any negative impact to our tenant could ultimately negatively impact our business, results of operations, and financial condition. This makes estimates and assumptions at 31 December 2022 inherently less certain than they would be absent such potential events. Actual results could differ from our estimates.

After consideration, the Directors conclude that it is appropriate to prepare the financial statements on a going concern basis and present the financial statements accordingly.

MPT CROYDON LIMITED

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

2. Accounting policies (continued)

2.3 Turnover

Turnover represents rental income from operating leases and is recorded when earned and to the extent that it is probable that the economic benefits will flow to the Company. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

All turnover arose within the United Kingdom in 2022 and 2021.

2.4 Interest expense

Interest expense is 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.

- 2.5 Current and deferred tax

The tax expense for the year comprises current and deferred tax.

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 United Kingdom 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.

2.6 Investment property

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 profit or loss in the "Fair value movements" line.

2.7 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.

MPT CROYDON LIMITED

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

2. Accounting policies (continued)

2.8 Cash and cash equivalents

The Company maintains its cash in a bank account shared by related parties, which is managed and controlled by Medical Properties Trust Limited. The rental income paid by the Tenant to the Company is received into this shared bank account and all disbursements for the Company are made from this shared account. The Company's specific balance is £229,985 at 31 December 2022.

2.9 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.10 Financial instruments

The Company may enter into financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties and loans to related parties.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Company uses variable to fixed interest rate swaps to manage its exposure to cash flow risk on its variable interest payments. These derivatives are measured at fair value at each balance sheet date. Changes in fair value are recognised in profit or loss in the "Interest and similar income" / "Interest and similar expenses" line.

2.11 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

MPT CROYDON LIMITED

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

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

Accounting policies which have a significant bearing on the reported financial condition and results of the Company may require subjective or complex estimates or judgements. These respective estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

In preparing these financial statements, the Directors have had to determine whether leases entered into by the Company either as a lessor or a lessee are operating leases or finance leases. These decisions depend on an assessment of whether the risks and rewards of ownership have been transferred from the lessor to the lessee.

The main source of estimation uncertainty is related to the investment properties, which are professionally valued annually using a yield of methodology using market rental values capitalised at a market capitalisation rate. There is an inevitable degree of judgement involved in that each property is unique and value can only ultimately be reliably tested in the market itself.

Other key sources of estimation uncertainty are as follows:

- Interest rate derivatives. The most critical estimates, assumptions and judgements relate to the determination of carrying value of swaps at fair value through the income statement. In determining this, the Company uses a third-party valuation, applying the concept that fair value is the amount for which the derivative could be traded. There are judgements based on the future rates of interest and on the counterparties' ability to make future payments, which affect the valuation.
- Deferred tax asset. At each financial period end judgement is required in respect of the deferred tax asset. The amount of the deferred tax asset included in the statement of financial position is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. In estimating the amount of the deferred tax asset that may be recognised, the Directors make judgements based on current budgets and forecasts about the amount of future taxable profits and the timings of when these will be realised.
- Deferred tax liability. The deferred tax liability reflects the deferred tax on the difference between the tax and accounting carrying values at rates substantively enacted at the balance sheet date, offset by the effect of the benefit available from previous tax losses that may reduce the liability arising on such a crystallisation.

4. Employees

The Company has no employees and its Directors did not receive any remuneration in 2022 (2021 - £NIL).

MPT CROYDON LIMITED

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

5. Investment property

	Freehold investment property £000
Valuation	
At 1 January 2022	53,800
Fair value movement	(4,300)
At 31 December 2022	49,500

The 31 December 2022 valuations were made by an independent valuation expert, on an open market value for existing use basis.

The valuation was prepared on a fixed fee basis, independent of the property value, and was undertaken in accordance with the RICS Valuation – Global Standards 2017, supported by reference to market evidence for similar properties.

The historical cost of the property was £39.077 million (2021: £39.077 million).

6. Debtors

	2022 £000	2021 £000
Due after more than one year		
Other debtors	49	73
Interest rate swap	1,115	198
	1,164	271
Due within one year		
Amounts owed by group companies	3,776	3,776
Cash held by MPT Limited	230	1,337
	4,006	5,113

The fair value movement on the 'Interest rate swap' for the year ended 31 December 2022 was £0.917 million (2021: £0.511 million).

MPT CROYDON LIMITED

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

7. Creditors: Amounts falling due within one year

	2022	2021
	£000	£000
Corporation tax	(22)	(11)
Other creditors	(21)	(20)
Accruals and deferred income	(9)	(10)
	<u>(52)</u>	<u>(41)</u>

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

	2022	2021
	£000	£000
Bank loans	(15,087)	(15,087)
Amounts owed to group undertakings	(13,782)	(13,782)
	<u>(28,869)</u>	<u>(28,869)</u>

Amounts owed to group undertakings represent the principal balance payable as part of an interest bearing loan agreement with principal due at maturity. The loan is unsecured, carries interest at 4.00% per year and the repayment date is January 2040.

The Company is a party to a £700 million debt facility with Bank of America. The facility is guaranteed by Medical Properties Trust, Inc. with a repayment date of January 2025. The margin under the agreement is adjustable based on a pricing grid from 0.85% to 1.65%. The principal balance of the facility that is attributed to the Company is reported in Bank loans.

The Company, through its parent MPT Operating Partnership LP, uses a variable to fixed interest rate swap (effective March 6, 2020) to manage its exposure to interest rate movements on its bank borrowings, at an approximate rate of 0.70% for periods up until 2025.

The bank loan is secured against the investment property held by the Company.

MPT CROYDON LIMITED

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

9. Deferred tax

	2022 £000	<i>As restated</i> 2021 £000
At beginning of the year	(8,778)	(5,997)
Charged to the profit or loss	669	(2,781)
At end of the year	(8,109)	(8,778)

The provision for deferred taxation is made up as follows:

	2022 £000	2021 £000
Revaluation of investment property	(8,503)	(9,579)
Tax losses carried forward	394	801
	(8,109)	(8,778)

10. Prior year adjustment

As of 31 December 2021, the fair value movement of the Company's interest rate swap should have been reflected as a component of profit or loss rather than other comprehensive income.

To reflect this adjustment:

- the opening balance for the year ended 31 December 2021 of the 'Cash flow hedging reserve' in the statement of changes in equity has been restated from -£0.254 million to £NIL and the 'Profit and loss account' in the statement of changes in equity has been restated from £3.988 million to £3.734 million.

- 'Interest and similar income' in the profit and loss account for the year ended 31 December 2021 has been restated from £0.013 million to £0.524 million.

- 'Tax on profit' in the profit and loss account for the year ended 31 December 2021 has been restated from £2.830 million to £2.939 million.

MPT CROYDON LIMITED

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

11. Future minimum lease receipts

At 31 December 2022, the Company had future minimum lease receipts due under non-cancellable operating leases for each of the following periods:

	2022	2021
	£000	£000
Within 1 year	2,950	2,810
Between 1 year and 5 years	12,402	11,812
More than 5 years	149,112	147,955
	<u>164,464</u>	<u>162,577</u>

12. Related party transactions

The Company has taken advantage of the exemption in FRS 102 Section 1A - small entities not to disclose transactions with related parties.

13. Controlling party

The Company's immediate parent undertaking is MPT Propco Holdco Limited and the ultimate parent undertaking is Medical Properties Trust Inc., with registered offices at 1209 Orange Street, Corporation Trust Center, Wilmington, Delaware 19801. The 2022 annual report, including the consolidated financial statements of Medical Properties Trust Inc., is available to the public and may be obtained by visiting www.medicalpropertystrust.com.

14. Post balance sheet events

Subsequent to year end, the entire share capital of the Company was purchased by MPT UK Holdings Limited as part of an internal restructuring. The ultimate parent undertaking remains Medical Properties Trust Inc.