T.H.F.C. (FUNDING NO. 1) PLC

Annual Report

For the year ended 31 December 2023

Companies House no: 05290731

T.H.F.C. (FUNDING NO. 1) PLC

Annual report and financial statements for the year ended 31 December 2023

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Directors

J. Coetzee (Appointed 07 February 2023)
P. Nair (Appointed 01 April 2024)
A. Poobalasingam (Appointed 28 July 2023)
D. Stokes
P. Williamson (Resigned 01 April 2024)

Company Secretary

J. Coetzee (Appointed 07 February 2023)
T.H.F.C. (Services) Limited

Registered Office

3rd Floor
17 St Swithin’s Lane
London
EC4N 8AL

Company Number

05290731

Independent Auditor

CLA Evelyn Partners Limited
Chartered Accountants and Statutory Auditor
45 Gresham Street
London
EC2V 7BG

The directors submit their Directors' report, Strategic report and audited financial statements for the year ended 31 December 2023.

RESULTS AND DIVIDEND

T.H.F.C. (Funding No. 1) Plc ("the company") made neither a profit nor a loss for the year (2022: £Nil). The directors do not propose the payment of a dividend (2022: £Nil).

SHARE CAPITAL AND COMPANY STRUCTURE

T.H.F.C. (Funding No. 1) Plc is a public limited company incorporated and domiciled in England and Wales. The entire issued share capital of the company is owned on a fiduciary basis by T.H.F.C. (Services) Limited ("THFCS").

DIRECTORS

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

J. Coetzee (Appointed 07 February 2023)
F. Edge (Resigned 27 July 2023)
P. Nair (Appointed 01 April 2024)
A. Poobalasingam (Appointed 28 July 2023)
D. Stokes
P. Williamson (Resigned 01 April 2024)

CORPORATE GOVERNANCE

As an issuer of asset-backed securities (the "secured bonds"), the operations of the company are conducted by an administrator, THFCS, in accordance with the requirements of a corporate services agreement and the trust deed. This arrangement is monitored by the board of directors, three of whom are also directors of the administrator. There is no requirement for a separate audit committee.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the annual 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 prepared the financial statements in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable international accounting standards in conformity with the requirements of the Companies Act 2006 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

The directors are responsible for the maintenance and integrity of any information published on the administrator's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

DISCLOSURE OF INFORMATION TO AUDITOR

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 auditor is unaware; and
- he/she has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

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

This report was approved by the board and signed on its behalf by

J Coetzee

Julie Coetzee
Director
26 June 2024

PRINCIPAL ACTIVITIES

The company was incorporated on 18 November 2004. The principal activity of the company is to provide finance to The Housing Finance Corporation Limited ("THFC") (the "borrower") for on-lending to registered providers of social housing, registered social landlords and registered housing associations, in England, Wales, Scotland and Northern Ireland ("HAs") (the "Bond Issuance Authorised Borrowers", as defined in the loan agreement between the company and THFC) through the issue of bonds ultimately secured on the assets of the company (the "secured bonds").

On 21 December 2004 the company made an initial issue of secured bonds to a nominal value of £67,376,000 and on 21 December 2006, 5 March 2007, 5 December 2007 and 7 August 2008 made further issues of secured bonds to a nominal value of £32,000,000, £37,000,000, £32,633,000 and £80,000,000 respectively, the proceeds of which were on-lent to THFC on terms that ensured the company was not exposed to any risk on changes of interest rates. All the company's operating costs, net of interest earned, are recoverable from the borrower.

The proceeds were on-lent by THFC to the HAs noted below:

A2Dominion Homes Limited
Abri Group Limited
Great Places Housing Association
GreenSquareAccord Limited
"Johnnie" Johnson Housing Trust Limited
Longhurst Group Limited
Mosscare St Vincents Housing Group Limited
One Housing Group Limited
Wales and West Housing Association Limited
Wandle Housing Association Limited
Westward Housing Group Limited
Yorkshire Housing Limited

The Law Debenture Trust Corporation Plc acts as the Trustee on behalf of all secured bond holders, under the terms of a trust deed, and has the benefit of a floating charge over certain assets of the borrower.

The occurrence of an event of default under the secured bonds entitles the Trustee to accelerate the maturity of the secured bonds and to enforce the security for the secured bonds (including converting the floating charge granted by the company into a fixed charge). However, an event of default under the secured bonds will not, by itself, be an event of default under the loan agreement and accordingly acceleration of the maturity of the secured bonds and enforcement of security for the bonds will not, by itself, entitle the Trustee to accelerate the maturity of the loan agreement or to enforce the security given by THFC under the loan agreement except in pre-determined circumstances.

The company expects to continue its principal activity for the life of the secured bonds, which have a final legal repayment date of 2037.

The company does not use derivative financial instruments in its risk management procedures.

REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

The company has fulfilled its obligations under the bonds. Given the straight forward nature of the business, the company's directors are of the opinion that analysis using key performance indicators is not necessary for the understanding of the development, performance or position of the business.

The directors consider the position of the company at the year end to be satisfactory.

The company is however party to a Liquidity Facility Agreement as explained in note 4 and any future drawing (other than a stand-by drawing) would be subject to interest based on the new benchmark rate.

As described in note 4 – Financial Risk Management, in 2014 the rating of a liquidity facility provider of the £22.3m (2022: £22.8m) facility was downgraded, thus under the terms of the Liquidity Facility Agreement, the Company made a standby drawing of the entire Liquidity Facility Commitment. On 25 April 2023, notification has been provided that the rating of the provider has been upgraded to the requisite rating and as such the entire amount of the standby drawing was repaid to the provider.

FINANCIAL RISK MANAGEMENT

The key financial risks of the company and how they are mitigated are explained in note 4.

SECTION 172(1) STATEMENT

Long-term consequences

The Board's objective is to have a long-term beneficial impact on the company and the wider affordable housing sector through the delivery of cost-effective funding to THFC. THFC on-lends the proceeds of its funding from the company to UK housing associations.

The length and secured nature of the loan to THFC requires the company to ensure that both the borrower and the company will continue to meet their respective legal and other obligations to both the company and bondholders as detailed in the relevant transaction documents.

The loan agreement stipulates that all ongoing costs of the issuer are recoverable from the borrower. All expenses of the company are funded before they are incurred.

Material risks of the borrower are monitored by its board on a regular basis. The majority of Board members of the issuer are also Board members of the borrower.

Interests of employees

Due to the nature of the activities of the business there are no employees. There are no plans for the business to hire employees in the foreseeable future.

Foster business relationships

The company has one borrower which is a related party of the company and the majority of the company's Board also serve on the borrower's Board.

The administrator, T.H.F.C. (Services) Limited ("THFCS"), who supplies all services to the company (and is a subsidiary of the borrower), has a structure that incorporates Relationship Management (for liaison with borrowers to whom funds have been on-lent as well as potential borrowers), Treasury (who maintain relationships with current and potential investors in the company's bonds through regular updates and meetings), Finance (who manage relationships with suppliers and ensure the efficient collection and distribution of coupons between the borrower and investors (or their duly appointed agent)) and Secretarial (who manage compliance obligations with various stakeholders). This arrangement is monitored by the board of directors.

Lending requires a constant focus on maintaining stakeholder relationships and the administrator's team has a wealth of experience in all relevant areas.

Impact of operations on community and environment

Our corporate objective, and that of our related party borrower, is to deliver cost-effective funding to housing associations. In so doing, we aim to boost the provision and quality of affordable housing for the benefit of tenants and communities throughout the UK. The company operates on a not-for-profit basis and makes no surplus or loss after cost recoveries.

Every effort is made to consider the environmental impact of decisions taken, although due to the nature of its activities the company's direct environmental impact is limited.

Maintaining reputations

The intention of the Board is to operate the business responsibly and in line with the good industry practice and governance expected of a lending business and in so doing, contribute to the delivery of our plan. The ongoing operations of the business are conducted by an administrator under a corporate services agreement. This arrangement is monitored by the Board of the administrator through periodic reporting.

Acting fairly between members of the company

As a Board of Directors, we have a responsibility to act fairly between members of the company. The entire issued share capital is held by THFCS on a fiduciary basis on behalf of qualifying charities as defined in the Declaration of Trust. The majority of the company's Board also serve on the Board of THFCS.

This report was approved by the board and signed on its behalf by

J Coetzee

Julie Coetzee
Director
26 June 2024

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF T.H.F.C. (FUNDING NO.1) PLC
Year ended 31 December 2023

Opinion

We have audited the financial statements of T.H.F.C. (Funding No. 1) Plc ("the company") for the year ended 31 December 2023 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and UK-adopted international accounting standards.

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2023 and of its result for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period 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 Annual Report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in 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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of 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 strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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

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

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

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on pages 1 to 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. 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:

We obtained an understanding of the company's legal and regulatory framework through enquiry of management regarding their understanding of the relevant laws and regulations, the company's policies and procedures regarding compliance and how they identify, evaluate and rectify any instances of non-compliance. We also drew on our existing understanding of the company's industry and regulation.

We understand that the company complies with requirements of the framework through:

- The directors overseeing the operation of the company's management services agreement with the THFC Group, which requires T.H.F.C. (Services) Limited to implement, monitor and update operating procedures, manuals and internal controls as legal and regulatory requirements change.
- The directors' close involvement in the day-to-day running of the business, meaning that any litigation or claims would come to their attention directly.

In the context of the audit, we considered those laws and regulations which determine the form and content of the financial statements, which are central to the company's ability to conduct business and where failure to comply could result in material penalties. We have identified the following laws and regulations as being of significance in the context of the company:

- The Companies Act 2006 and international accounting standards in conformity with the Companies Act 2006 in respect of the preparation and presentation of the financial statements; and
- The Listing Rules as applicable to the Professional Securities Market ("PSM") ("the PSM Rules"), in relation to the listing of secured bonds.

We performed the following specific procedures to gain evidence about compliance with the significant laws and regulations above:

- Discussions with management including consideration of known or suspected non-compliance with the PSM Rules;
- Confirming through review of the company's engagement letter with legal advisors that they are engaged to provide ongoing updates and advice to ensure ongoing compliance with the PSM Rules;
- Performing a review of board minutes to identify any indicators of known or suspected non-compliance with significant laws and regulations; and
- Performing a review of any legal correspondence with the company's legal advisors.

The senior statutory auditor led a discussion with senior members of the engagement team regarding the susceptibility of the entity's financial statements to material misstatement, including how fraud might occur. The key area identified as part of the discussion was with regard to the manipulation of the financial statements through manual journals. This was communicated to the other members of the engagement team who were not present at the discussion.

The procedures carried out to gain evidence in the above areas included;

- Testing a sample of manual journal entries, selected through applying specific risk assessments based on the company's processes and controls surrounding manual journals.

A further description of our responsibilities is available 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.

L Manson

Lindsay Manson
Senior Statutory Auditor, for and on behalf of
CLA Evelyn Partners Limited
Statutory Auditor
Chartered Accountants

45 Gresham Street
London
EC2V 7BG

26 June 2024

STATEMENT OF COMPREHENSIVE INCOME
Year ended 31 December 2023

	Note	**2023** £	2022 £
OPERATING INCOME			
Interest on loans receivable		11,130,731	11,182,661
Amortisation of premium on loans receivable	8	(93,221)	(88,851)
Amortisation of discount on loans receivable	8	367,580	348,440
Interest on bank deposits		151,561	47,275
Other income		177,060	148,881
		11,733,711	11,638,406
OPERATING EXPENDITURE			
Interest payable on secured bonds		11,130,731	11,182,661
Amortisation of premium on secured bonds	9	(93,221)	(88,851)
Amortisation of discount on secured bonds	9	367,580	348,440
Interest on drawn liquidity facility		151,561	47,275
Operating expenses	5	170,393	148,881
		11,727,044	11,638,406
RESULT BEFORE TAXATION	6	**6,667**	-
Taxation - Current	14	(6,667)	-
RESULT AFTER TAXATION	6	-	-
Other comprehensive income		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		-	-

There have been no changes in equity or reserves in the current or prior year; therefore, no separate statement of changes in equity has been prepared.

STATEMENT OF FINANCIAL POSITION
As 31 December 2023

		2023	2022
ASSETS	Note	**£**	£
Non-current assets			
Loans to borrower at carrying value	8	212,467,905	212,175,979
Current assets			
Net discount on secured bonds due within one year	8	291,926	274,359
Interest receivable on loans		304,952	304,952
Prepayments		771	772
Other receivables		44,099	17,110
Cash and cash equivalents		12,500	22,292,745
TOTAL ASSETS		213,122,153	235,065,917
EQUITY AND LIABILITIES			
Non-current liabilities			
Financial liabilities – secured bonds at carrying value	9	212,467,905	212,175,979
Current liabilities			
Net discount on loans due within one year	9	291,926	274,359
Interest payable on secured bonds		304,952	304,952
Accruals		38,203	17,882
Other payables		-	18,782
Current tax liabilities		6,667	-
Drawn liquidity facility		-	22,261,463
TOTAL LIABILITIES		213,109,653	235,053,417
Equity			
Share capital	10	12,500	12,500
Retained earnings		-	-
TOTAL EQUITY		12,500	12,500
TOTAL EQUITY AND LIABILITIES		213,122,153	235,065,917

The accompanying notes on pages 13-28 are an integral part of these financial statements.

These financial statements on pages 10-28 were approved by the board and signed on its behalf by:

David Stokes (Jun 26, 2024 16:03 GMT+1)

David Stokes
Director
26 June 2024

T.H.F.C. (FUNDING NO. 1) PLC

STATEMENT OF CASH FLOWS
Year ended 31 December 2023

	2023	2022
	£	£
Result before taxation	6,667	-
Adjustments for:		
Interest income net of amortisation – loans receivable	(11,556,651)	(11,489,524)
Interest expense net of amortisation – secured bonds payable	11,556,651	11,489,524
Changes in working capital:		
(Increase) in receivables	(26,988)	(1,905)
Increase in payables	1,540	7,907
NET CASH (USED IN) / GENERATED FROM OPERATIONS	(18,782)	6,002
Interest paid on secured bonds	(11,130,731)	(11,190,411)
Interest received on loans	11,130,731	11,190,411
Liquidity facility repaid	(22,261,463)	(565,800)
NET CASH (USED IN) OPERATING ACTIVITIES	(22,280,245)	(559,798)
CASH AND CASH EQUIVALENTS AT 1 JANUARY	22,292,745	22,852,543
MOVEMENT IN THE YEAR	(22,280,245)	(559,798)
CASH AND CASH EQUIVALENTS AT 31 DECEMBER	12,500	22,292,745

1 GENERAL INFORMATION

T.H.F.C. (Funding No. 1) Plc ("the company") provides finance to The Housing Finance Corporation Limited ("THFC") (the "borrower") for on-lending to registered providers of social housing, registered social landlords and registered housing associations, in England, Wales, Scotland and Northern Ireland ("HAs") (the "Bond Issuance Authorised Borrowers", as defined in the loan agreement between the company and THFC). The company is a public limited company limited by shares which has secured bonds listed on the Professional Securities Market of the London Stock Exchange. It is incorporated and domiciled in England and Wales. The address of the registered office is 3rd Floor, 17 St Swithin's Lane, London, EC4N 8AL.

The company on-lent the proceeds of the issue of the secured bonds to THFC, which on-lent the funds to certain housing associations being the Bond Issuance Authorised Borrowers (as defined in the loan agreement).

2 ACCOUNTING POLICIES

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

Basis of preparation

The financial statements have been prepared on a going concern basis in accordance with UK-adopted international accounting standards in conformity with the provisions of the Companies Act 2006.

The financial statements have been prepared under the historical cost convention.

Going concern

The company has made a loan to THFC, a related entity, who has on lent the proceeds of the loan to registered providers of social housing. The ongoing viability of the company is dependent on the ongoing receipt of interest and principal from its borrower in accordance with its loan agreement thereby ensuring that the company is able to meet its obligations under the terms of its funding arrangements in addition to covering operating costs.

At the date of signing the accounts there is no evidence to suggest that the company or its borrower will be unable to meet its covenants in the foreseeable future.

As such, the Board has a reasonable expectation that the company has adequate resources to continue in operation for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing the financial statements.

ACCOUNTING POLICIES (continued)

Changes in accounting policies and disclosures

(a) Standards and interpretations effective for the company in these financial statements

The following new and amended Standards and Interpretations are effective for periods beginning on or after 1 January 2023, but were adopted early by the company in the prior year:

- IAS 8 Accounting policies, Changes in Accounting Estimates and Errors: Definition of accounting estimates
- IAS 1 Presentation of Financial Statements: Disclosure initiative – accounting policies

In addition, the company adopted Disclosure of Accounting Policies (Amendments to IAS1 and IFRS Practice Statement 2) from 1 January 2023. The amendments require the disclosure of 'material', rather than 'significant' accounting policies. The amendments did not result in any changes to the accounting policies themselves or the accounting policy information disclosed in this note.

The adoption of these amendments has not had a material impact on the reported results or financial position of the company and has not given rise to any additional disclosure requirements.

(b) Standards and interpretations effective for the company in future periods

i. Effective for periods beginning on or after 1 January 2024
    - IAS 1 Presentation of Financial Statements: Classification of Liabilities
    - IAS 7/IFRS 7 Supplier Finance Arrangements
    - IFRS 16 Lease Liability in a Sale and Leaseback

- Effective for periods beginning on or after 1 January 2025
    - IAS 21 Lack of Exchangeability

These changes to standards effective on or after 1 January 2024 or 1 January 2025 are not expected to have a material effect on the financial statements.

Interest

Interest receivable on the loan to THFC and interest payable on the secured bonds is accounted for using the effective interest rate method. Any premium/discount on issue is added to/deducted from the original loan amount or secured bond nominal value using the effective interest rate method and charged/credited to the statement of comprehensive income over the expected life of the loan or bonds so that the interest receivable and payable, as adjusted for the amortisation of premiums/discounts, gives a constant yield to maturity.

ACCOUNTING POLICIES (continued)

Costs recoverable

All operating costs are recovered from the borrower in line with contractual arrangements. All recovered costs are recognised within operating income as other income in the period in which costs are recovered.

Issue costs incurred during the issue of the loans to borrowers are recovered from the borrower on completion of the loan transaction.

Fees are measured at the transaction price received or receivable allocated to the performance obligation satisfied and represent amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes. As the expected period between transfer of a promised good or service and payment from the borrower is one year or less then no adjustment for a financing component has been made.

Financial Instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Net transaction costs that are directly attributable to the acquisition or issue of the financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss ("FVPL")) are respectively added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. The company's only borrower, THFC, incurs and recovers all transaction costs, so they do not form part of the fair value at recognition.

Financial assets

Classification and measurement

The company applies IFRS 9 and classifies its financial assets in the following measurement categories:

- fair value through profit or loss ("FVPL"); or
- fair value through other comprehensive income ("FVOCI"); or
- amortised cost.

The classification requirements for debt instruments are described below. Classification and subsequent measurement of debt instruments depend on:

1) the company's business model for managing the asset; and
2) the cash flow characteristics of the asset ("SPPI test").

ACCOUNTING POLICIES (continued)

1) *Business model*: The business model reflects how the company manages the assets in order to generate cash flows. That is, whether the company's objective is:

- solely to collect the contractual cash flows from the assets ("Hold to collect"); or
- to collect both the contractual cash flows and cash flows arising from sale of the assets ("Hold to collect and sell"); or
- neither of these ("Other").

Factors considered by the company in determining the business model for a group of assets include past experience of how the cash flows for these assets were collected, how the assets' performance is evaluated and reported to key management personnel, the likely future experience of cash flows, and how credit risks are assessed and managed.

2) *SPPI test*: Where the business model is "Hold to collect" or "Hold to collect and sell", the company assesses whether the financial instruments' contractual cash flows represent solely payment of principal and interest on that principal ("SPPI"). In making this assessment, the company considers whether those cash flows are consistent with a basic lending arrangement (i.e. interest includes only consideration for the time value of money, credit risk and other basic lending risks that are consistent with a basic lending arrangement) or reflect exposure to risk or volatility that are inconsistent with a basic lending arrangement.

Based on these factors, the company classifies its debt instruments into one of the measurement categories detailed above. All of the company's financial assets have been assessed as falling within a "Hold to collect" business model whose contractual cash flows are SPPI and are therefore subsequently measured at amortised cost.

Amortised cost is the amount at which the financial asset is measured at initial recognition minus the principal repayments, adjusted for the cumulative amortisation using the effective interest rate method, adjusted for any loss allowance.

The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of an asset.

Interest income from these financial assets is calculated by applying the effective interest rate to the gross carrying amount of the financial asset and is included in the statement of comprehensive income within 'operating income'.

Reclassification

The company reclassifies debt investments when and only when its business model for managing those assets changes. The reclassification takes place from the start of the first reporting period following the change.

The company holds the following debt instrument under financial assets:

Loan receivable

The Loan receivable represents monies lent to THFC, a related party of the company, under a loan agreement and held at amortised cost.

ACCOUNTING POLICIES (continued)

Cash and bank balances

Cash and cash equivalents comprise cash balances that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

Other receivables

Other receivables are recognised at transaction price and are subsequently measured at amortised cost.

Impairment

The company assesses on a forward-looking basis the expected credit losses (ECL) associated with any debt instruments carried at amortised cost. The company may recognise a loss allowance for such losses at each reporting date.

IFRS 9 permits the use of models for estimating expected losses that do not require explicit scenario and probability analysis. The directors are of the opinion that historical average credit loss experience in relation to its sole loan is a reasonable estimate of the probability-weighted amount.

The IFRS 9 impairment model has three stages – Stage 1, Stage 2 and Stage 3 (default).

The company may recognise a 12-month expected credit loss allowance on initial recognition (stage 1) and a lifetime expected loss allowance when there has been a significant increase in credit risk (stage 2) that would no longer render the instrument low risk. Stage 3 requires objective evidence that an asset is credit impaired.

The measurement of ECL of the loan reflects:

(a) The loss experience of the company in relation to its loan;
(b) reasonable and supportable information on the social housing sector that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of the future operating environment; and
(c) performance of the borrower in relation to the loan.

The company has one loan outstanding to a single borrower which has been compliant since inception on 15th December 2004. The company has the benefit of a floating charge over all the assets of its borrower which are principally its loans and receivables which are all performing and have no loss experience.

Collateral arrangements are described in note 4.

To date the borrower has not provided for an expected credit loss on its loans which are secured by floating charges.

Management's view therefore is that the calculation of expected credit loss for this loan is zero.

Management monitor the performance of its borrower and its loan book and may consider a provision based on the performance of one or both.

ACCOUNTING POLICIES (continued)

Significant Increase in Credit Risk (movement from stage 1 to stage 2)

The company has identified a number of early warning indicators (EWIs) against which its loan is monitored. If any of the events occur, internal consideration is given as to whether the loan should move to stage 2 classification.

EWIs include but are not restricted to, the following:

(a) borrower's annual financial statements carry an auditor's qualification;
(b) government or regulatory action which negatively impacts on the borrower's business;
(c) down grade of the borrower to below investment grade rating;
(d) payment of interest and capital after due date for other than operational reasons;
(e) borrower records an impairment loss.

Definition of default (movement to stage 3)

The company has identified a series of quantitative and qualitative criteria that will be used to determine if an account meets the definition of default, and therefore should move to stage 3:

(a) payment default;
(b) cross default;
(c) breach of covenant(s).

Derecognition

Financial assets, or a portion thereof, are derecognised when the contractual rights to receive the cash flows from the assets have expired, or when they have been transferred and either:

- The company transfers substantially all the risks and rewards of ownership; or
- The company neither transfers nor retains substantially all the risks and rewards of ownership and the company has not retained control.

Financial Liabilities

Classification and measurement

Financial liabilities are recognised where the substance of the contractual arrangement results in the company having an obligation to either deliver cash or another financial asset to the holder.

Financial liabilities include borrowings and other payables.

Initial recognition and subsequent measurement

Financial liabilities (other than derivatives) are initially recognised at the fair value of consideration less directly attributable net transaction costs and subsequently at amortised cost using the effective interest rate method. Amortised cost is calculated by taking into account any discount or premium on the issue and costs that are an integral part of the effective interest rate method.

ACCOUNTING POLICIES (continued)

Derecognition

Financial liabilities are derecognised when they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

Taxation

Corporation taxation payable on profits is recognised as an expense based on the applicable tax laws in the period in which profits arise. Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to taxation authorities using tax rates (and laws) that have been enacted by the balance sheet date.

Netting

The company does not net financial assets and liabilities and has no other enforceable offsets.

Fair Values

The fair value of a financial instrument is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

IFRS 13 *Fair value measurement* requires an entity to classify for disclosure purposes its financial instruments held at amortised cost according to a hierarchy that reflects the significance of observable market inputs. The three levels of the fair value hierarchy are defined below.

Quoted market prices – Level 1

Financial instruments are classified as Level 1 if their value is observable in an active market. Fair values for such instruments are reported by reference to unadjusted quoted prices for identical assets or liabilities where the quoted price is readily available, and the price represents actual and regularly occurring market transactions on an arm's length basis. The company has no instruments classified in Level 1 (2022: none).

Valuation technique using observable inputs – Level 2

Financial instruments classified as Level 2 are fair valued using models whose inputs (for example, interest rates and credit spreads) are observable in an active market.

Valuation technique using significant unobservable inputs – Level 3

Financial instruments are classified as Level 3 if their valuation incorporates significant inputs that are not based on observable market data. The company has no instruments classified in Level 3 (2022: none).

The company's secured bonds are tradable but the markets are not considered to be active. Accordingly market prices of the reference gilt have been adjusted for an appropriate credit spread to arrive at a fair value (Level 2 valuation). The fair value of the associated fixed rate loan to THFC is similarly adjusted for appropriate credit spreads (Level 2 valuation) on the basis that the Standard and Poor's credit rating of the company is dependent on that of THFC.

The fair values of financial instruments are disclosed in note 11.

ACCOUNTING POLICIES (continued)

Prepayment

It is expected that each loan will run to maturity however THFC, or any Bond Issuance Authorised Borrower, may at any time purchase bonds and, following such purchase, THFC, or any Bond Issuance Authorised Borrower may surrender the bonds to the company for cancellation. An amount equal to the outstanding principal amount of the bonds being surrendered shall be deemed prepaid under the Loan Agreement. The prepaid amount of the loan and the equivalent bond nominal amount is removed from the statement of financial position on the date that the bonds are surrendered to the issuer for cancellation.

Segmental Analysis

All operating income and expenditure is derived from activities undertaken in the United Kingdom. The company's only activity is to provide finance to THFC for on-lending to HAs. Therefore 100% of interest income is receivable from THFC.

3 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of financial statements in accordance with international accounting standards requires the use of certain critical accounting adjustments; these require management's judgement in applying the accounting policies. The area involving a higher degree of judgement or complexity or where assumptions are significant to the financial statements is the evaluation as to whether the loan to THFC is impaired.

Critical accounting judgement

Impairment of Loan to Borrower (Note 8)

The directors have concluded that no impairment provision is required in relation to the loan to THFC in accordance with IFRS9 (2022: £Nil). This is for a number of reasons which includes, but is not limited to, the credit quality of THFC's borrowers and the company's zero loss experience to date. As the company is not subject to any net credit risk any incurred loss impairment would be matched by a similar adjustment to the gross liability. At 31 December 2023, the carrying value of the loans to borrowers is £212,175,979 (2022: £211,901,620).

4 FINANCIAL RISK MANAGEMENT

The proceeds from the issue of the 5.125% secured bonds due 2035/37 were used to make a loan to the borrower, THFC.

Credit risk

The company is subject to gross credit risk on its loan to THFC but no net risk.

The ability of the company to make payments of interest, principal and any other sums due in respect of the bonds will depend on the issuer receiving like amounts from the borrower THFC under its loan agreement.

To the extent that the company does not receive sufficient amounts in respect of the loan agreement (whether in the ordinary course of business, following the enforcement of its security obtained in respect of the loan agreement or otherwise) then the company will not have sufficient monies to pay interest,

FINANCIAL RISK MANAGEMENT (continued)

principal or other sums due in respect of the bonds. Non-payment by the company may not necessarily constitute an event of default under the bonds.

Gross credit risk on the loans is mitigated by the collateral and security arrangements described below:

THFC has a general obligations A/A-1 rating from Standard and Poor's. THFC only makes loans to HAs registered with, and regulated by, the Regulator of Social Housing (or other relevant authority for housing associations outside England) for the purposes of funding social housing. The Regulator of Social Housing has a range of statutory powers as set out in chapter 6 of Housing and Regeneration Act 2008 as amended by the Localism Act 2011. These include enforcement powers and the ability to call a moratorium in certain circumstances.

The carrying value of the loan represents the maximum exposure to credit risk. No part of the loan is past due or impaired at 31 December 2023 (2022: none).

Collateral and security arrangements

THFC has granted security to the company under the loan agreement in the form of a floating charge over its undertaking, property and assets. This floating charge ranks *pari passu* with a number of existing floating charges previously granted by THFC to secure other existing borrowings. THFC's undertakings, property and assets largely consist of its existing loan book together with some accumulated reserves.

HAs who borrow money from THFC create either a first floating charge over the whole or an identifiable part of its property, undertaking and assets in favour of THFC or a fixed first charge in favour of THFC. All of THFC's assets, including the loans to the HAs, and the security granted in respect of its assets, are pooled rather than being allocated to specific liabilities of THFC. As such, the loan to THFC is indirectly secured by the properties owned by the HA borrowers.

THFC is required to obtain a charge over the assets of HAs which, at all times during the life of each loan, covers at least 150% of the outstanding loan balance. For loans secured by fixed charges formal property valuations of the specific security are undertaken at least every five years. For loans secured by floating charges compliance is measured by reference to the statement of financial position of the underlying HA.

In addition, THFC monitors the financial position of its HA borrowers on an on-going basis, including measurement against covenant undertakings. The large number of borrowing HAs assists in diversification of the credit risks inherent in the loan to THFC. All HA borrowers are subject to external regulation by the Regulator of Social Housing.

The obligations of the company to the holders of the secured bonds are secured by a first floating charge on the whole of the company's undertaking, property and assets, and a first ranking assignment by way of security of the benefit of the floating charge granted to the company by THFC as described above.

Collateral, unless subject to enforcement, is not recorded on the company's statement of financial position. However, the value of collateral affects the calculation of expected credit losses.

Liquidity risk

To mitigate liquidity risk of the company, the borrower collects interest and capital repayments from the HA borrowers one month prior to payment by the company. The secured bonds have a £22.3m (2022: £22.3m) liquidity facility from a third party bank attached to them that is renewed annually. If the company

FINANCIAL RISK MANAGEMENT (continued)

determines that it has insufficient funds available to meet its obligations of interest and issuer expenses due under the secured bond then in certain circumstances it may draw on the liquidity facility to cover such shortfalls.

During 2014 the rating of the provider of the £22.3m (2022: £22.3m) liquidity facility was downgraded. The downgrade constituted a Downgrade Event and a Liquidity Facility Event under the terms of the Liquidity Facility Agreement between the company and the provider and as such the company made a Standby Drawing of the entire Liquidity Facility Commitment.

The Standby Drawing is repayable on the earlier of the provider being upgraded to the Requisite Rating or the Legal Maturity Date of the secured bonds.

On 25 April 2023 the rating of the provider was upgraded to the Requisite Rating and therefore the Standby Drawing was repaid.

There is a two year maturity mis-match between expected and legal maturity. This means if the borrower has insufficient funds to repay the principal amount outstanding on the bonds on the expected maturity date then repayment will be postponed to the legal maturity date.

The loan agreements provide that the HA borrowers must repay their loans in full to THFC, three business days before 21 December 2035, the expected maturity date. Interest is receivable half yearly in arrears. The maturity analysis of financial liabilities is given in note 9.

As with credit risk, to the extent that the company does not receive sufficient amounts in respect of the loan agreement (whether in the ordinary course of business, following the enforcement of its security obtained in respect of each loan agreement or otherwise) then the company will not have sufficient monies to pay interest, principal or other sums due in respect of the bonds. Non-payment by the company may not necessarily constitute an event of default under the bonds.

Interest rate risk

The interest charged on the loan is fixed and is equal to the interest payable on the related secured bonds and hence there is no cash flow risk between the receipt and payment of interest. Accordingly, the directors consider that the company is not subject to any risk on the fluctuation of interest rates.

Fair value risk and market price risk

There is a gross fair value risk on the loan and secured bonds but there is no net risk. Market price risk is not expected to impact on the company because (i) the loan and secured bonds are held at amortised cost in the financial statements and (ii) the company expects to hold them until maturity.

Currency risk

All financial assets and liabilities are denominated in sterling and hence there is no currency risk.

5 OPERATING EXPENSES

	2023	2022
	£	£
Annual audit fee	14,342	13,020
Other professional fees	156,051	135,861
	170,393	148,881

Operating expenses comprise fees paid to the current auditor for annual audit of the financial statements and other professional service fees.

6 RESULT BEFORE AND AFTER TAXATION

The result before taxation is wholly attributable to the company's principal activity, which arose wholly within the United Kingdom.

7 EMPLOYEES

There were no employees during the year (2022: Nil). The directors received no remuneration during the year directly from the company in respect of their qualifying services (2022: £Nil). All directors are remunerated by THFCS for their services to the company. It is not practicable to obtain the relevant data to accurately disclose the company's share of this cost.

8 LOAN TO BORROWER

2023	Nominal Value £	Loan Premium £	Loan Discount £	Carrying Value £
At beginning of year	217,185,000	1,644,272	(6,927,652)	211,901,620
Repayments	-	-	-	-
Amortisation in year	-	(93,221)	367,580	274,359
Total	217,185,000	1,551,051	(6,560,072)	212,175,979
Ageing of loans to borrower				
Due within 1 year	-	97,849	(389,775)	(291,926)
Due after 1 year	217,185,000	1,453,202	(6,170,297)	212,467,905
Total	217,185,000	1,551,051	(6,560,072)	212,175,979

2022	Nominal Value £	Loan Premium £	Loan Discount £	Carrying Value £
At beginning of year	222,705,000	1,733,123	(7,276,092)	217,162,031
Repayments	(5,520,000)	-	-	(5,520,000)
Amortisation in year	-	(88,851)	348,440	259,589
Total	217,185,000	1,644,272	(6,927,652)	211,901,620
Ageing of loans to borrower				
Due within 1 year	-	93,221	(367,580)	(274,359)
Due after 1 year	217,185,000	1,551,051	(6,560,072)	212,175,979
Total	217,185,000	1,644,272	(6,927,652)	211,901,620

9 SECURED BONDS

2023	Nominal Value	Loan Premium	Loan Discount	Carrying Value
	£	**£**	**£**	**£**
At beginning of year	217,185,000	1,644,272	(6,927,652)	211,901,620
Repayments	-	-	-	-
Amortisation in year	-	(93,221)	367,580	274,359
Total	217,185,000	1,551,051	(6,560,072)	212,175,979
Due within 1 year	-	97,849	(389,775)	(291,926)
Due after 1 year	217,185,000	1,453,202	(6,170,297)	212,467,905
Total	217,185,000	1,551,051	(6,560,072)	212,175,979

2022	Nominal Value	Loan Premium	Loan Discount	Carrying Value
	£	**£**	**£**	**£**
At beginning of year	222,705,000	1,733,123	(7,276,092)	217,162,031
Repayments	(5,520,000)	-	-	(5,520,000)
Amortisation in year	-	(88,851)	348,440	259,589
Total	217,185,000	1,644,272	(6,927,652)	211,901,620
Due within 1 year	-	93,221	(367,580)	(274,359)
Due after 1 year	217,185,000	1,551,051	(6,560,072)	212,175,979
Total	217,185,000	1,644,272	(6,927,652)	211,901,620

Details of security are set out in note 4.

SECURED BONDS (continued)

The 5.125% secured bonds are listed and are repayable between 2035 and 2037 and were issued in the following tranches:

	Nominal Value	Premium
	£	£
21 December 2004	67,376,000	(30,993)
21 December 2006	32,000,000	1,352,320
5 March 2007	37,000,000	1,303,880
5 December 2007	32,633,000	(2,227,202)
7 August 2008	80,000,000	(9,036,800)
	249,009,000	(8,638,795)
Prepayments and amortisation to date	(31,824,000)	862,014
	217,185,000	(7,776,781)

The net discount and cumulative amortisation at the beginning of the year was £5,283,380 and £3,355,415 (2022: £5,542,969 and £3,095,826) respectively. Amortisation charged during the year was £274,359 (2022: £259,589).

The net proceeds of the above issues were used to make a loan to the borrower, THFC. The secured bonds are repayable in full between 21 December 2035 and 21 December 2037. Interest on the secured bonds is payable half yearly in arrears.

The discount/premium has been deducted from/added to the value of the secured bond and is amortised through the statement of comprehensive income over the life of the secured bond.

All issue costs relating to the secured bonds are borne by the borrower THFC.

Contractual cash flows on secured bonds

2023	Due within one year	Due within one to two years	Due within two to five years	Due in over five year	Total 2023
	£	£	£	£	£
Principal	-	-	-	217,185,000	217,185,000
Interest	11,130,731	11,130,731	33,392,194	77,915,119	133,568,775
Total	11,130,731	11,130,731	33,392,194	295,100,119	350,753,775

2022	Due within one year	Due within one to two years	Due within two to five years	Due in over five year	Total 2022
	£	£	£	£	£
Principal	-	-	-	217,185,000	217,185,000
Interest	11,130,731	11,130,731	33,392,194	89,045,850	144,699,506
Total	11,130,731	11,130,731	33,392,194	306,230,850	361,884,506

10 SHARE CAPITAL

	2023	2022
	£	£
Alloted and part paid		
Ordinary shares of £1 each of which 25p per share is paid	12,500	12,500

The company's capital comprises only its share capital of 50,000 (2022: 50,000) ordinary shares which the directors consider adequate for its ongoing working capital requirements in relation to its obligations under the bonds. The company is not subject to externally imposed capital requirements.

11 FAIR VALUES OF FINANCIAL INSTRUMENTS

The Level 2 fair value of the 5.125% secured bonds due 2035/2037 and associated loan as at 31 December 2023 are shown below. The fair value is derived from the market value of the bonds at that date. There is no difference between the fair value and carrying value of all other financial assets and liabilities.

	2023 Carrying Value £	**2023 Fair Value £**	2022 Carrying Value £	2022 Fair Value £
Loans and secured bonds				
Loans to borrower	212,175,979	223,423,832	211,901,620	211,014,370
Secured bonds	212,175,979	223,423,832	211,901,620	211,014,370
Other financial assets & liabilities				
Other financial assets:				
Interest receivable	304,952	304,952	304,952	304,952
Sundry receivables	44,099	44,099	17,110	17,110
	349,051	349,051	322,062	322,062
Other financial liabilities:				
Interest payable	304,952	304,952	304,952	304,952
Other payables	44,870	44,870	36,664	36,664
	349,822	349,822	341,616	341,616

12 CONTROL

The share capital is held by THFCS on a fiduciary basis on behalf of qualifying charities as defined in the Declaration of Trust and hence no group financial statements are prepared.

13 RELATED PARTY TRANSACTIONS

All administrative services are provided under a management agreement with THFCS. The directors are employees of THFCS. Management fees payable to THFCS during the year amounted to £Nil (2022: £Nil). THFCS reserves the right to charge such fees in the future.

THFC, the borrower, is the parent of THFCS. Transactions with and balances due from the borrower are set out in note 8 of these financial statements.

During the year, the company recovered costs of £150,393 (2022: £148,881) from THFC. At the end of the year, THFC (was due) from the company for costs of £Nil (2022: (£18,781)).

14 TAXATION

	2023	2022
	£	£
UK Corporation tax at 25% (2022: 19%)	6,667	-

Result before taxation	6,667	-
Result before tax multiplied by the standard rate of corporation tax in the UK of 25% (2022: 19%)	1,667	-
Effects of:		
Permanently disallowable items and other timing differences	5,000	-
Total tax expense for the year	6,667	-

15 SECURITY OFFERED TO INVESTORS

The company is a special purpose vehicle and the security offered to investors is limited only to the assets of the company being principally the secured loans and share capital. The shareholders of the company's parent, THFCS, cannot be held liable for the debts of the company in the event of insolvency.