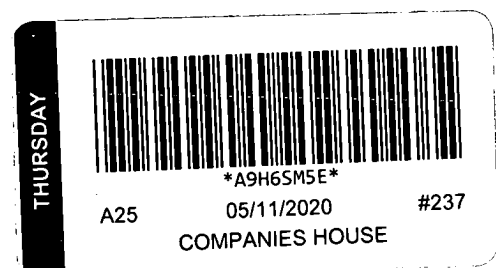


A.L.I.H. (PROPERTIES) LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020



A.L.I.H. (PROPERTIES) LIMITED

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A.L.I.H. (PROPERTIES) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2020

The directors present their report and the financial statements for the year ended 31 March 2020.

Principal activity and business review

The principal activity of A.L.I.H. (Properties) Limited (the "company") was to invest in land appropriate for development. The company did not trade during the year.

Directors

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

Adam Dakin
Graham Edwards
Russell Gurnhill
Michael Hackenbroch
Graeme Hunter
James Stone

Future developments

The directors do not anticipate any significant change to the current activity in the foreseeable future.

Qualifying third party indemnity provisions

Qualifying third party indemnity provisions (as defined by section 234 of the Companies Act 2006), commonly known as Directors and Officers insurance, in relation to certain losses and liabilities which the directors may incur (or have incurred) to third parties in the course of their professional duties, were in force for the directors for their periods of directorship and at the date of this report.

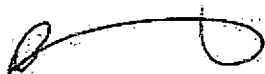
Going concern and COVID-19

As at the date of signing these financial statements, the COVID-19 outbreak has caused significant disruption to the UK economy. Management continues to monitor the situation; however, the directors consider that the risk of the pandemic having an impact on the company is low as the company does not trade. Additionally the directors note the company is in a net liability position and does not have any forecast cash outflows for the twelve months from the date of signing these financial statements. The directors have received confirmation that LIH Financing Limited will not call for payment of the amounts owed by A.L.I.H. (Properties) Limited for at least one year after the date of these financial statements. Accordingly, the directors believe that preparing the financial statements on the going concern basis is appropriate.

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. They have also taken advantage of the exemptions provided by section 414B of the Companies Act 2006 in not preparing a Strategic Report.

This report was approved by the board on 22 October 2020 and signed on its behalf.



Aaron Burns
Company Secretary

A.L.I.H. (PROPERTIES) LIMITED

**STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE YEAR ENDED 31 MARCH 2020**

	Note	2020 £000	2019 £000
Result for the financial year		<u>-</u>	<u>-</u>
		<u><u>-</u></u>	<u><u>-</u></u>
 Accumulated losses at the beginning of the year		 (73)	 (73)
		<u>(73)</u>	<u>(73)</u>
 Result for the financial year		 -	 -
		<u>-</u>	<u>-</u>
Accumulated losses at the end of the year		<u><u>(73)</u></u>	<u><u>(73)</u></u>

There were no recognised gains and losses for 2020 or 2019 other than those included in the statement of income and retained earnings.

The notes on pages 4 to 6 form part of these financial statements.

A.L.I.H. (PROPERTIES) LIMITED
REGISTERED NUMBER: 01343356

BALANCE SHEET
AS AT 31 MARCH 2020


	Note	2020 £000	2019 £000
Creditors: amounts falling due within one year	4	(73)	(73)
Net current liabilities		<u>(73)</u>	<u>(73)</u>
Net liabilities		<u>(73)</u>	<u>(73)</u>
Capital and reserves			
Called up share capital	5	-	-
Accumulated losses		(73)	(73)
Total deficit		<u>(73)</u>	<u>(73)</u>

The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

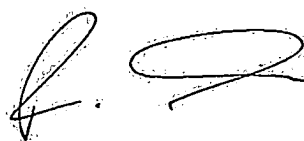
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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 22 October 2020.



Michael Hackenbroch
Director



Russell Gurnhill
Director

The notes on pages 4 to 6 form part of these financial statements.

A.L.I.H. (PROPERTIES) LIMITED

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

1. General information

A.L.I.H. (Properties) Limited is a company domiciled in the United Kingdom. The company's registered address is disclosed in note 6. The principal activity of the company is disclosed on Page 1.

2. Accounting policies

Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention and in compliance with the Companies Act 2006 and Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ("FRS 102").

The financial statements have been prepared in Sterling (rounded to the nearest thousand pounds), which is the functional and presentational currency of the company.

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. Management does not consider that the company faces any material risks and assumptions at the time.

Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102:

- (i) preparation of a statement of cash flows in accordance with paragraph 1A.7 of FRS 102, on the basis that it is a small entity;
- (ii) preparation of a statement of changes in equity in accordance with paragraph 1A.7 of FRS 102, on the basis that it is a small entity;
- (iii) certain financial instrument disclosures in accordance with paragraph 1.12 (c) of FRS 102, on the basis the equivalent disclosures are included in a parent company's own consolidated financial statements. This information is included in the consolidated financial statements of Lands Improvement Group Limited; and
- (iv) related party disclosures in accordance with paragraph 33.1A of FRS 102, to the extent that the company transacts with other wholly owned subsidiaries of the group.

Going concern and COVID-19

As at the date of signing these financial statements, the COVID-19 outbreak has caused significant disruption to the UK economy. Management continues to monitor the situation; however, the directors consider that the risk of the pandemic having an impact on the company is low as the company does not trade. Additionally the directors note the company is in a net liability position and does not have any forecast cash outflows for the twelve months from the date of signing these financial statements. The directors have received confirmation that LIH Financing Limited will not call for payment of the amounts owed by A.L.I.H. (Properties) Limited for at least one year after the date of these financial statements. Accordingly, the directors believe that preparing the financial statements on the going concern basis is appropriate.

The following principal accounting policies have been applied consistently to all periods presented unless stated otherwise:

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

2. Accounting policies (continued)

Financial instruments

(i) Financial assets

Basic financial assets, including trade and other debtors and amounts owed by group undertakings, are recognised initially at transaction price, unless the transaction constitutes a financing arrangement, e.g. significantly deferred credit terms. Such assets are held at amortised cost using the effective interest rate method.

Financial assets are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Income Statement.

The impairment loss is measured as the difference between an asset's carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

If there is a decrease in the impairment loss arising from an event occurring after the it was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed the amount at which the asset would have been stated had the impairment not previously been recognised. The impairment reversal is recognised in the Income Statement.

Financial assets are derecognised when the contractual rights to the cash flows from the asset expire or are settled, or substantially all the risks and rewards of the ownership of the asset are transferred to another party, or control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade and other creditors and amounts owed to group undertakings, are recognised initially at transaction price, unless the transaction constitutes a financing arrangement, where the debt instrument is measured at the present value of future payments discounted at the market rate of interest. Such liabilities are held at amortised cost using the effective interest rate method.

Debt instruments (other than those wholly repayable within one year), including loans and other accounts payable, are subsequently carried at amortised cost, using the effective interest method. Debt instruments that are payable within one year, typically trade creditors, are measured initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

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.

A.L.I.H. (PROPERTIES) LIMITED

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

3. Directors' remuneration

None of the directors received remuneration for their services to the company during the year (2019: £nil).

Directors are remunerated by Telereal Services Limited and Empire LIH Limited, fellow group undertakings. The amounts paid are disclosed in the financial statements of the companies for which services were provided. Of the emoluments paid by Telereal Services Limited and Empire LIH Limited, £nil (2019: £nil) related to services provided to this company, which were of negligible value.

The company did not have any employees during the year under review (2019: nil).

4. Creditors: Amounts falling due within one year

	2020 £000	2019 £000
Amounts owed to group undertakings	73	73
	<u>73</u>	<u>73</u>

Amounts owed to group undertakings are unsecured, interest free and due on demand.

There are no material differences between the carrying value and fair value of trade and other debtors as at 31 March 2020 and 31 March 2019.

5. Called up share capital

	2020 £000	2019 £000
Allotted, called up and fully paid		
100 (2019 - 100) Ordinary shares of £1.00 each	-	-
	<u>-</u>	<u>-</u>

6. Controlling party

A.L.I.H. (Properties) Limited is a wholly owned subsidiary of Lands Improvement Holdings Limited.

The ultimate parent undertaking and controlling party is Field Nominees Limited (incorporated in Bermuda), as nominee for the B Pears 1967 Family Trust. The largest parent undertaking to consolidate these financial statements is Tele-Finance Holdings Limited, which is incorporated in the British Virgin Islands.

The smallest group of companies to consolidate the results of the company is Lands Improvement Group Limited, which is registered in England and Wales at 140 London Wall, London EC2Y 5DN, which is also the registered address and principal place of business of the A.L.I.H. (Properties) Limited.