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**SUNLEY INVESTMENTS LIMITED**

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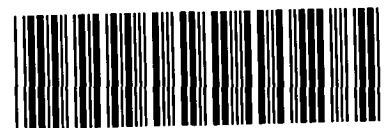
**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 31 DECEMBER 2019**

**TUESDAY**



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22/12/2020

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COMPANIES HOUSE

**SUNLEY INVESTMENTS LIMITED**  
**REGISTERED NUMBER:01469437**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2019**

	Note	2019 £	2018 £
<b>FIXED ASSETS</b>			
Investments	5	30	30
Investment property	4	219,321	180,137
		<u>219,351</u>	<u>180,167</u>
<b>CURRENT ASSETS</b>			
Stocks	6	-	1,812
Debtors: amounts falling due within one year	7	585,428	10,303
Cash at bank and in hand		182,647	204,521
		<u>768,075</u>	<u>216,636</u>
Creditors: amounts falling due within one year	8	(635,758)	(2,364)
<b>NET CURRENT ASSETS</b>		<u>132,317</u>	<u>214,272</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>351,668</u>	<u>394,439</u>
<b>NET ASSETS</b>		<u><u>351,668</u></u>	<u><u>394,439</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		130	130
Profit and loss account		351,538	394,309
		<u>351,668</u>	<u>394,439</u>

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**SUNLEY INVESTMENTS LIMITED**  
**REGISTERED NUMBER:01469437**

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**STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 31 DECEMBER 2019**

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The director considers 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.

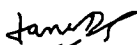
The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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 have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 17 December 2020



**James B Sunley**  
Director

The notes on pages 4 to 9 form part of these financial statements.

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**SUNLEY INVESTMENTS LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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	Called up share capital £	Profit and loss account £	Total equity £
<b>At 1 January 2018</b>	130	798,704	798,834
<b>Comprehensive income for the year</b>			
Profit for the year	-	170,205	170,205
Dividends: Equity capital	-	(574,600)	(574,600)
<b>At 1 January 2019</b>	130	394,309	394,439
<b>Comprehensive income for the year</b>			
Loss for the year	-	(42,771)	(42,771)
<b>At 31 December 2019</b>	130	351,538	351,668

The notes on pages 4 to 9 form part of these financial statements.

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## SUNLEY INVESTMENTS LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

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#### 1. General information

Sunley Investments Limited is a private company limited by shares incorporated in England & Wales. The registered office and principal place of business is 7-8 Stratford Place, London, W1C 1AY.

#### 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 financial statements are presented in Sterling (£). All amounts in the financial statements have been rounded to the nearest £1.

The following principal accounting policies have been applied:

##### 2.2 Going concern

The financial statements for the Company have been prepared on a going concern basis. The Covid-19 pandemic represents an emerging risk for the Company. This includes potential business interruptions (including suspended or reduced operations) and reductions in asset values relating to Covid-19 and other such events outside the Company's control. As at the date of approval of these financial statements, the duration of the business interruptions and related financial impact of Covid-19 on the Company are uncertain.

After reviewing the Company's forecasts and projections, including taking account of the business impact of Covid-19, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for at least the next twelve months following approval of these financial statements. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

##### 2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

###### Sale of goods

It is the company's policy to recognise sold land and properties in turnover if contracts are exchanged before the year end providing completion takes place not more than one month after the year end. Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the land and property sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019

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**2. Accounting policies (CONTINUED)**

**2.4 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

**2.5 Investment property**

Investment property is carried at fair value determined annually by the director 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 the Income Statement.

**2.6 Trading stock of land**

Trading stock of land is stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase plus the attendant costs in bringing the land to a saleable state.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

**2.7 Debtors**

Short term debtors are measured at transaction price, less any impairment.

**2.8 Cash and cash equivalents**

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

**2.9 Financial instruments**

The Company only enters into basic 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, loans to related parties and investments in ordinary shares.

Financial assets that are measured at cost and amortised cost 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 Statement of Comprehensive Income.

**2.10 Creditors**

Short term creditors are measured at the transaction price.

**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.

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## SUNLEY INVESTMENTS LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

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#### 2. Accounting policies (CONTINUED)

##### 2.12 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

##### 2.13 Current and deferred taxation

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

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

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position 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 reporting date.

#### 3. Employees

There were no employees for the current year (2018: Nil)

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**SUNLEY INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**4. Investment property**

	Freehold investment property £
<b>Valuation</b>	
At 1 January 2019	180,137
Additions	39,184
	<u>219,321</u>
<b>At 31 December 2019</b>	<u><b>219,321</b></u>

The 2019 valuations were made by the directors, on an open market value for existing use basis.

**5. Fixed assets investment**

	Investments in subsidiary companies £
<b>Cost or valuation</b>	
At 1 January 2019	30
At 31 December 2019	<u>30</u>

**6. Stocks**

	2019 £	2018 £
Work in progress (goods to be sold)	-	1,812
	<u>-</u>	<u>1,812</u>



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**SUNLEY INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**7. Debtors**

	2019 £	2018 £
Amounts owed by group undertakings	574,601	1
Other debtors	1,552	1,027
Deferred taxation	9,275	9,275
	<u>585,428</u>	<u>10,303</u>

**8. Creditors: Amounts falling due within one year**

	2019 £	2018 £
Trade creditors	708	-
Amounts owed to group undertakings	632,500	-
Accruals and deferred income	2,550	2,364
	<u>635,758</u>	<u>2,364</u>

**9. Deferred Taxation**

	2019 £	2018 £
At beginning of year	9,275	9,275
<b>At end of year</b>	<u>9,275</u>	<u>9,275</u>

	2019 £	2018 £
Tax losses carried forward	9,275	9,275
	<u>9,275</u>	<u>9,275</u>

**10. Related party transactions**

Advantage has been taken by the company of the exemptions by Section 33.1A of FRS 102 not to disclose group transactions because it is a wholly owned subsidiary of a company preparing consolidated accounts.

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**SUNLEY INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**11. Post balance sheet events**

Since the year end, the Covid-19 pandemic has resulted in severe restrictions being imposed on business operations across all industries with a corresponding adverse impact on economic activity.

The emergence and spread of the virus took place in February and March 2020 which is why it is considered a non-adjusting event and therefore does not provide information about conditions that existed at the balance sheet date.

At the time of reporting, the financial impact on the Company remains uncertain. The Company will continue to closely monitor the pandemic as an increase in magnitude and duration may lead to a long term general economic downturn.

There were no other events subsequent to the reporting date and up to the date of signing that require disclosure in these financial statements.

**12. Controlling party**

The ultimate parent company is Sunley Family Limited. Sunley Family Limited is the head of the largest group of companies of which the company is a member that prepares group financial statements.

The smallest group of companies of which the company is a member, that prepares group financial statements, is headed by Sunley Holdings Limited.

Both Sunley Family Limited and Sunley Holdings Limited are registered in England and Wales.

Group financial statements for both Sunley Family Limited and Sunley Holdings Limited are available to the public, from the registrar at Companies House.

The directors do not consider there to be an ultimate controlling party.