

REGISTERED NUMBER: 01914159 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
GEMVIEW LIMITED**

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FOR THE YEAR ENDED 31 DECEMBER 2020**

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DIRECTOR:	J H Margolis
REGISTERED OFFICE:	50 Seymour Street London W1H 7JG
REGISTERED NUMBER:	01914159 (England and Wales)
ACCOUNTANTS:	Civvals Limited 50 Seymour Street London W1H 7JG

BALANCE SHEET
31 DECEMBER 2020

	Notes	2020 \$	\$	2019 \$	\$
FIXED ASSETS					
Tangible assets	4	22,236,893		9,838,560	
Investments	5	<u>3,016,123</u>		<u>2,732,442</u>	
		25,253,016		12,571,002	
CURRENT ASSETS					
Debtors	6	111,406		303,527	
Cash at bank		<u>120,838</u>		<u>349,724</u>	
		232,244		653,251	
CREDITORS					
Amounts falling due within one year	7	<u>69,366</u>		<u>168,855</u>	
NET CURRENT ASSETS			<u>162,878</u>		<u>484,396</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			25,415,894		13,055,398
CREDITORS					
Amounts falling due after more than one year	8	<u>20,552,824</u>		<u>8,720,477</u>	
NET ASSETS		<u>4,863,070</u>		<u>4,334,921</u>	
CAPITAL AND RESERVES					
Called up share capital			3		3
Fair value reserve	9	1,058,361		767,031	
Retained earnings		<u>3,804,706</u>		<u>3,567,887</u>	
SHAREHOLDERS' FUNDS		<u>4,863,070</u>		<u>4,334,921</u>	

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 3 December 2021 and were signed by:

J H Margolis - Director

1. **STATUTORY INFORMATION**

Gemview Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Foreign currencies

The Financial Statements are expressed in US dollars. Additions to fixed assets in foreign currencies are translated into US dollars at the date of the transaction. Assets and liabilities in foreign currencies are translated into US dollars at the rates of exchange ruling at the balance sheet date. Revenue transactions in foreign currencies are translated into US dollars at the average rate of exchange in the accounting year. Exchange differences are taken into account in arriving at the operating result.

Turnover

The turnover and profit before taxation are attributable to the one principal activity of the company which represents rent receivable.

Depreciation

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Industrial buildings 4% straight line

Land nil

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2019 - NIL).

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

4. TANGIBLE FIXED ASSETS

	Land and buildings \$
COST	
At 1 January 2020	11,183,295
Additions	12,466,035
At 31 December 2020	23,649,330
DEPRECIATION	
At 1 January 2020	1,344,735
Charge for year	67,702
At 31 December 2020	1,412,437
NET BOOK VALUE	
At 31 December 2020	22,236,893
At 31 December 2019	9,838,560

5. FIXED ASSET INVESTMENTS

	2020 \$	2019 \$
Loans to undertakings in which the company has a participating interest	1,853,086	1,860,735
Other investments not loans	1,163,037	871,707
	3,016,123	2,732,442

Additional information is as follows:

	Other investments \$
COST OR VALUATION	
At 1 January 2020	871,707
Revaluations	291,330
At 31 December 2020	1,163,037
NET BOOK VALUE	
At 31 December 2020	1,163,037
At 31 December 2019	871,707

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 20205. **FIXED ASSET INVESTMENTS - continued**

Cost or valuation at 31 December 2020 is represented by:

	Other investments
	\$
Valuation in 2018	59,970
Valuation in 2019	344,364
Valuation in 2020	291,330
Cost	467,373
	<u>1,163,037</u>
	Loans to associates
	\$
At 1 January 2020	1,860,735
Repayment in year	(7,649)
At 31 December 2020	<u>1,853,086</u>

Included in the fixed asset investments are listed investments of \$1,163,037 (2019: \$871,707) and loans granted of \$1,853,086 (2019: \$1,860,735).

The loans were granted to Lagova properties Limited (related party) and bear interest according to the terms of the short-term bank loans received, with no financial repayment schedule.

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	\$	\$
Trade debtors	4,264	3,833
Other debtors-Marketable Securities	1,759	1,319
VAT Control account	-	254,351
Tax	10,482	44,024
Prepayments	94,901	-
	<u>111,406</u>	<u>303,527</u>

7. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	\$	\$
Other creditors	67,750	167,715
Accrued expenses	1,616	1,140
	<u>69,366</u>	<u>168,855</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2020	2019
	\$	\$
Other loans - 1-2 years	<u>20,552,824</u>	<u>8,720,477</u>

9. RESERVES

	Fair value reserve \$
At 1 January 2020	767,031
(Deficit)/Surplus for the year	<u>291,330</u>
At 31 December 2020	<u>1,058,361</u>

10. CONTINGENT LIABILITIES

1. According to the declaration of the company's representatives in Israel who are also the directors of the company "Lagova Properties Limited" (hereinafter - "Lagova").

The company had signed agreements with Lagova Properties Limited as follows:

a) To take bank loans in the name of the company for the use of Lagova. The terms of the loan are 'back to back' with the terms of the bank loan. The balance of the loans are presented in note 6.

b) If Lagova does not repay the bank loan, the annual management fee will be reduced to 0% until all commitments are fulfilled.

c) In addition, Lagova is committed to pledge its assets in favour of the company, if needed as collateral for financing of future development or construction at the "Intersection of food".

2. Liens - The Company's real estate is pledged as security to the loans.

3. To secure the Branch obligations to Bank Hapoalim, the Company registers a mortgage on real estate property known as Parcel 153, Block 3946 in Rishon Lezion including the Insurance rights in favour of the bank.

11. SUBSEQUENT EVENTS

Since 31 December 2019, the spread of COVID-19 has severely impacted many local economies around the globe. In many countries, businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown.

Governments and central banks have responded with monetary and fiscal interventions to stabilise economic conditions. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the economy as a whole and on the financial position and results of the Company for future periods.

The directors have considered the potential impact of COVID 19 on the business and have determined it to be a non-adjusting subsequent event.

12. ULTIMATE CONTROLLING PARTY

The company is controlled by EMES Trust resident in Isle of Man.

13. ENGAGEMENTS

The company signed an asset management agreement with Lagova (related party) and a general management agreement with Sackstein Management Limited (related party). The directors of those companies mentioned above are the company's representatives in Israel.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.