

Company Registration No. 02753640 (England and Wales)

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

PAGES FOR FILING WITH REGISTRAR

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

COMPANY INFORMATION

Director	R D Cardash
Secretary	Mrs J S Cardash
Company number	02753640
Registered office	1 Angel Court Pall Mall London SW1Y 6QF
Accountants	KLSA LLP Kalamu House 11 Coldbath Square London EC1R 5HL

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

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INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020 £	£	2019 £	£
Fixed assets					
Investments	4		1		1
Current assets					
Cash at bank and in hand		52		52	
Creditors: amounts falling due within one year	5	(13,853)		(13,138)	
Net current liabilities			(13,801)		(13,086)
Total assets less current liabilities			(13,800)		(13,085)
Creditors: amounts falling due after more than one year	6		(317)		(317)
Net liabilities			(14,117)		(13,402)
Capital and reserves					
Called up share capital			100		100
Share premium account			1,585		1,585
Profit and loss reserves			(15,802)		(15,087)
Total equity			(14,117)		(13,402)

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved and signed by the director and authorised for issue on 23 September 2021

R D Cardash
Director

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2020

Company Registration No. 02753640

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Company information

Intercounty Properties (Investment 12) Limited is a private company limited by shares incorporated in England and Wales. The registered office is 1 Angel Court, Pall Mall, London, SW1Y 6QF.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

1.2 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.3 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs.

Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2020 Number	2019 Number
Total	-	-

4 Fixed asset investments

	2020 £	2019 £
Shares in group undertakings and participating interests	1	1

5 Creditors: amounts falling due within one year

	2020 £	2019 £
Amounts owed to group undertakings	13,203	12,538
Other creditors	650	600
	13,853	13,138

6 Creditors: amounts falling due after more than one year

	Notes	2020 £	2019 £
Other borrowings		317	317

Other borrowings represent preference shares shown as liabilities as follows:

Allotted, issued and fully paid:

Number	Class	Nominal Value	2020 £	2019 £
317	A Participating Preferences	£1	317	317

Participating preference shares are entitled to vote on the issue of the payment of dividend. The profits of the company which it shall from time to time resolve to distribute shall be applied in paying a non-cumulative preferential dividend at the percentage rate per annum of Libor plus 3% and the balance of such profits shall then be applied in paying dividends on participating preference shares and ordinary shares pari passu as one class. Participating preference shares are entitled to at least 51% of the surplus assets on a winding up and 51% of any surplus profits available for distribution.

INTERCOUNTY PROPERTIES (INVESTMENT 12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

6 Creditors: amounts falling due after more than one year (Continued)

Amounts included above which fall due after five years are as follows:

Payable other than by instalments	317	317
	<u> </u>	<u> </u>

7 Related party transactions

At the balance sheet date, the balance due to group company was £13,203 (2019: £12,538).

8 Parent company

The immediate and the ultimate parent company is

Intercounty Properties Limited

Registered office address: 1 Angel Court, Pall Mall, London, SW1Y 6QF.

Principal place of business is the same as the registered office.

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.