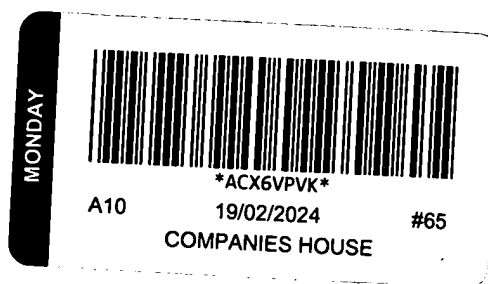


Cardiff Business Park (1994) Limited
Amended Financial Statements for the Year Ended 31 May 2022

Radnor House
Greenwood Close
Cardiff Gate Business Park
Cardiff CF23 8AA



Registered to carry on audit work
in the UK and regulated for a range
of investment business activities by
the Institute of Chartered Accountants
in England and Wales.

bpu Chartered Accountants is
a trading name of BPU Ltd
Company Number 3723948
Registered in Wales.

A list of directors is available from the
registered office above.

Cardiff Business Park (1994) Limited

**Company Information
for the Year Ended 31 May 2022**

DIRECTOR:	C Beames
REGISTERED OFFICE:	Berry Smith LLP Haywood House South Dumfries Place Cardiff CF10 3GA
REGISTERED NUMBER:	02919359 (England and Wales)
ACCOUNTANTS:	BPU Limited Chartered Accountants Radnor House Greenwood Close Cardiff Gate Business Park Cardiff CF23 8AA
BANKERS:	HSBC 56 Queen Street Cardiff CF10 2PX
SOLICITORS:	Berry Smith LLP Haywood House Dumfries Place Cardiff CF10 3GA

**Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Cardiff Business Park (1994) Limited**



The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Cardiff Business Park (1994) Limited for the year ended 31 May 2022 which comprise the Profit & Loss Account, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Cardiff Business Park (1994) Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Cardiff Business Park (1994) Limited and state those matters that we have agreed to state to the director of Cardiff Business Park (1994) Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Cardiff Business Park (1994) Limited and its director for our work or for this report.

Radnor House
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Cardiff CF23 8AA

It is your duty to ensure that Cardiff Business Park (1994) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Cardiff Business Park (1994) Limited. You consider that Cardiff Business Park (1994) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Cardiff Business Park (1994) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

A handwritten signature in black ink, appearing to read 'BPU Limited'.

BPU Limited
Chartered Accountants

Date: 19/2/24

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in the UK and regulated for a range
of investment business activities by
the Institute of Chartered Accountants
in England and Wales.

bpu Chartered Accountants is
a trading name of BPU Ltd
Company Number 3723948
Registered in Wales.

This page does not form part of the statutory financial statements

A list of directors is available from the
registered office above.

Cardiff Business Park (1994) Limited (Registered number: 02919359)

Balance Sheet
31 May 2022

		2022		2021	
	Notes	£	£	£	£
FIXED ASSETS					
Fixed asset investments	3		1,945,000		1,105,000
CURRENT ASSETS					
Debtors	4	40,621		-	
Cash at bank		1,254,113		1,285,763	
		<u>1,294,734</u>		<u>1,285,763</u>	
CREDITORS					
Amounts falling due within one year	5	1,938,479		2,016,333	
NET CURRENT LIABILITIES			<u>(643,745)</u>		<u>(730,570)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,301,255</u>		<u>374,430</u>
CAPITAL AND RESERVES					
Called up share capital			462,517		462,517
Retained earnings			838,738		(88,087)
SHAREHOLDERS' FUNDS			<u>1,301,255</u>		<u>374,430</u>

The notes form part of these financial statements

Balance Sheet - continued
31 May 2022

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2022 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 Profit & Loss Account has not been delivered.

The financial statements were approved by the director and authorised for issue on16/02/2024..... and were signed by:



.....
C Beames - Director

**Notes to the Financial Statements
for the Year Ended 31 May 2022**

1. 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.

Turnover

Turnover represents the invoiced value of goods & services, less related value added tax, in relation to property investment and development.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

2. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2021 - 2).

3. FIXED ASSET INVESTMENTS

	Total £
FAIR VALUE	
At 1 June 2021	1,105,000
Revaluations	840,000
	<hr/>
At 31 May 2022	1,945,000
	<hr/>
NET BOOK VALUE	
At 31 May 2022	1,945,000
	<hr/> <hr/>
At 31 May 2021	1,105,000
	<hr/> <hr/>

Fair value at 31 May 2022 is represented by:

	£
Valuation in 2008	367,329
Valuation in 2011	(137,847)
Valuation in 2014	(165,000)
Valuation in 2022	840,000
Cost	1,040,518
	<hr/>
	1,945,000
	<hr/> <hr/>

The properties have been reassessed at an open market value at 31 May 2023 by the directors with the assistance of their professional property advisers.

Notes to the Financial Statements - continued
for the Year Ended 31 May 2022

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other debtors and prepayments	<u>40,621</u>	<u>-</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Amounts owed to group undertakings	1,877,230	1,931,450
Taxes & social security costs	31,599	11,326
Other creditors, accruals & deferred income	<u>29,650</u>	<u>73,557</u>
	<u>1,938,479</u>	<u>2,016,333</u>

6. ULTIMATE PARENT UNDERTAKING

The company's ultimate parent company is Maidsfield Group Limited whose registered office and principal place of business are detailed on the company information page.