REGISTERED NUMBER: 02929642 (England and Wales)

Financial Statements for the Year Ended 31 October 2018

for

LIONRULE LIMITED

Contents of the Financial Statements
for the Year Ended 31 October 2018

LIONRULE LIMITED

Company Information
for the Year Ended 31 October 2018

DIRECTORS:	Mr S Morgenstern Mr N Sheinfeld
SECRETARY:	Mr S Morgenstern
REGISTERED OFFICE:	5 North End Road London NW11 7RJ
REGISTERED NUMBER:	02929642 (England and Wales)
ACCOUNTANTS:	Martin + Heller Chartered Accountants 5 North End Road London NW11 7RJ

Balance Sheet
31 October 2018

	Notes	31.10.18 £	31.10.18 £	31.10.17 £	31.10.17 £
FIXED ASSETS					
Tangible assets	4		29,496		39,328
Investment property	5		24,386,089		26,481,089
			24,415,585		26,520,417
CURRENT ASSETS					
Debtors	6	11,358,996		8,686,195	
Cash at bank		50,719		56,145	
		11,409,715		8,742,340	
CREDITORS					
Amounts falling due within one year	7	2,368,523		2,431,946	
NET CURRENT ASSETS			9,041,192		6,310,394
TOTAL ASSETS LESS CURRENT LIABILITIES			33,456,777		32,830,811
CREDITORS					
Amounts falling due after more than one year	8		(10,530,000)		(10,800,000)
PROVISIONS FOR LIABILITIES			(2,340,304)		(2,415,438)
NET ASSETS			20,586,473		19,615,373
CAPITAL AND RESERVES					
Called up share capital			100		100
Revaluation reserve	9		460,250		460,250
Fair value reserve	9		13,004,604		13,079,143
Retained earnings	9		7,121,519		6,075,880
SHAREHOLDERS' FUNDS			20,586,473		19,615,373

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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 notes form part of these financial statements

continued...

Balance Sheet - continued
31 October 2018

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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

The financial statements were approved by the Board of Directors on 13 January 2020 and were signed on its behalf by:

Mr S Morgenstern - Director

Notes to the Financial Statements
for the Year Ended 31 October 2018

1. STATUTORY INFORMATION

Lionrule 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.

Related party exemption
The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Turnover
Turnover represents rents received.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Office & computer equipment	- 25% on reducing balance
Fixtures and fittings	- 25% on reducing balance

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.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 5 (2017 - 5) .

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Notes to the Financial Statements - continued
for the Year Ended 31 October 2018

4. TANGIBLE FIXED ASSETS

	Office & computer equipment £	Fixtures and fittings £	Totals £
COST			
At 1 November 2017 and 31 October 2018	4,724	304,069	308,793
DEPRECIATION			
At 1 November 2017	4,271	265,194	269,465
Charge for year	113	9,719	9,832
At 31 October 2018	4,384	274,913	279,297
NET BOOK VALUE			
At 31 October 2018	340	29,156	29,496
At 31 October 2017	453	38,875	39,328

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 November 2017	26,481,089
Additions	30,000
Disposals	(2,125,000)
At 31 October 2018	24,386,089
NET BOOK VALUE	
At 31 October 2018	24,386,089
At 31 October 2017	26,481,089

The above is the directors valuation at open market value at 31 October 2018.

Historical costs of properties at 31 October 2018 were £9,041,181 (2017: £10,986,510). There was £NIL capital commitment at the year end (2017: £NIL).

Fair value at 31 October 2018 is represented by:

	£
Valuation in 2005	12,085,336
Valuation in 2016	3,259,572
Cost	9,041,181
	24,386,089

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6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.18	31.10.17
	£	£
Amounts due from group undertakings	8,641,425	5,976,620
Other debtors	2,676,565	2,653,376
Rental debtor	41,006	56,199
	11,358,996	8,686,195

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.18	31.10.17
	£	£
Bank loans and overdrafts	988,873	912,000
Tax	104,667	114,185
Social security and other taxes	126	101
Other Creditors	1,199,850	1,320,375
Rent rec'd in advance	60,572	59,942
Accrued expenses	14,435	25,343
	2,368,523	2,431,946

Bank loans and overdrafts are secured on the company's assets.

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

	31.10.18	31.10.17
	£	£
Bank loans > 5 years	10,530,000	10,800,000

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans > 5 years	10,530,000	10,800,000

Bank loans are secured on the company's assets.

9. RESERVES

	Retained earnings	Revaluation reserve	Fair value reserve	Totals
	£	£	£	£
At 1 November 2017	6,075,880	460,250	13,079,143	19,615,273
Profit for the year	1,326,100	-	-	1,326,100
Dividends	(355,000)	-	-	(355,000)
Transfer to retained reserve	149,672	-	(149,672)	-
Deferred tax	(75,133)	-	75,133	-
At 31 October 2018	7,121,519	460,250	13,004,604	20,586,373

10. RELATED PARTY DISCLOSURES

During the year, total dividends of £355,000 were paid to the directors .

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Notes to the Financial Statements - continued
for the Year Ended 31 October 2018

10. **RELATED PARTY DISCLOSURES - continued**

Amounts due from other debtors include a loan due from Ramsey Properties Limited amounting to £1,330,715 (2017: £1,030,320). Mr Morgenstern & Mr Sheinfeld are directors of Ramsey Properties Limited and each own 50% of the shares.

Amounts due to other creditors include a loan due to Clevermatch Limited amounting to £274,910 (2017: £317,505), and a loan due to Rigband Security Limited amounting to £338,512 (2017: £340,512). Mr Sheinfeld is the director and majority shareholder of Clevermatch & Rigband Security Limited.

Amounts dye to other creditors include a loan due to Lionrule Investments Limited amounting to £94,468 (2017: £137,524). Mr Morgenstern & Mr Sheinfeld are directors of Lionrule Investments Limited and each own 25% of the shares in this company.

The company donated a property with a market value of £220,000 to Nes Foundation Limtied, a UK Registered charity. Mr Morgenstern & Mr Sheinfeld are the Trustees of Nes Foundation Limited.

11. **CONTROLLING PARTY**

The company is controlled by Lionrule Holdings Limited.

12. **SECURED DEBT**

Creditors include the following secured debts:
Due within one year £988,873 (2017: £912,000).
Due after more than one year £10,530,000 (2017: £10,800,000).