

Exe Investment Limited

**Annual Report
for the year ended 31 March 2022**

Registered Number 03158875



Exe Investment Limited

Annual Report for the year ended 31 March 2022

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Exe Investment Limited

Directors and advisers for the year ended 31 March 2022

Directors

G C B Brook
M A Sage FCA, LLB
M J Fripp FCA

Secretary

M J Fripp FCA

Registered Office

Unit 3C
Falcon Road
Sowton Industrial Estate
Exeter
EX2 7LB

Bankers

HSBC Bank Plc
West and Wales Corporate Banking Centre
Stratus House
Emperor Way
Exeter Business Park
Exeter
EX1 3QS

Auditor

PKF Francis Clark
Exeter

Solicitors

Trowers & Hamlins LLP
Exeter

Exe Investment Limited

Directors' report for the year ended 31 March 2022

The directors present their annual report and the audited financial statements for the year ended 31 March 2022.

Directors

The directors who held office during the year and subsequently were as follows:

G C B Brook
M A Sage
M J Fripp

Provision of information to auditor

Each of the persons who is a director at the date of approval of this annual report confirms that:

- (a) so far as each director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- (b) each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the small companies' regime under the Companies Act 2006.

By order of the board



M J Fripp
Secretary

Unit 3C, Falcon Road
Sowton Industrial Estate
Exeter
EX2 7LB

Exe Investment Limited

Directors' responsibilities statement

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business; and
- state whether applicable UK Accounting standards have been followed subject to any material departures disclosed and explained in the financial statements.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Exe Investment Limited

Independent Auditor's Report to the Members of Exe Investment Limited

Opinion

We have audited the financial statements of Exe Investment Limited (the 'company') for the year ended 31 March 2022, which comprise the Profit and Loss Account, Balance Sheet, Statement of Changes in Equity, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) incorporating the requirements of Section 1A.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

Exe Investment Limited

Independent Auditor's Report to the Members of Exe Investment Limited (continued)

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the company and nature of the business, we identified the principal risks of non-compliance with laws and regulations as being those which have a direct impact on the preparation of the financial statements, such as The Companies Act 2006, and relevant tax legislation. We considered the extent to which non-compliance with these laws and regulations may have a material effect on the financial statements.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

Exe Investment Limited

Independent Auditor's Report to the Members of Exe Investment Limited (continued)

Based on this understanding we designed our audit procedures to identify irregularities. Our procedures involved the following:

- Enquiries of those charged with governance, regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements;
- Review of minutes of meetings of those charged with governance;
- Review of the design and implementation of management's controls designed to prevent and detect irregularities;
- Challenging assumptions and judgements made by management in its significant accounting estimates;
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations; and
- Reviewing draft tax computations and involving the use of our specialists as required.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements. This risk increases the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements as we are less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

PKF Francis Clark

.....
Glenn Nicol (Senior Statutory Auditor)
For and on behalf of PKF Francis Clark, Statutory Auditor

Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

Date: 14 October 2022
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Exe Investment Limited

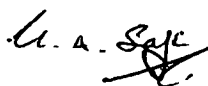
Balance sheet as at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	6	14,040,216	14,030,261
Investments	7	2	2
		<u>14,040,218</u>	<u>14,030,263</u>
Current assets			
Debtors	8	3,336,526	3,494,542
Cash at bank and in hand		2,024,015	1,561,111
		<u>5,360,541</u>	<u>5,055,653</u>
Creditors: amounts falling due within one year	9	(859,058)	(758,428)
Net current assets		<u>4,501,483</u>	<u>4,297,225</u>
Total assets less current liabilities		<u>18,541,701</u>	<u>18,327,488</u>
Provisions for liabilities		-	-
Net assets		<u>18,541,701</u>	<u>18,327,488</u>
Capital and reserves			
Called up share capital	10	198,900	198,900
Share premium account		202,610	202,610
Property revaluation reserve		1,132,547	1,168,031
Profit and loss account		17,007,644	16,757,947
Shareholders' funds		<u>18,541,701</u>	<u>18,327,488</u>

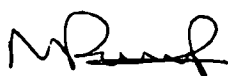
These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies' regime within Part 15 of the Companies Act 2006.

The financial statements of Exe Investment Limited, registered number 03158875, were approved by the Board of Directors and authorised for issue on 13 October 2022.

Signed on behalf of the Board of Directors



M A Sage
Director



M J Fripp
Director

Exe Investment Limited

Profit and loss account for the year ended 31 March 2022

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Turnover	1,516,718	1,416,318
Administrative expenses	(209,880)	(198,234)
Fair value movements	(35,484)	(35,453)
Operating profit	1,271,354	1,182,631
Interest receivable and similar income	-	-
Interest payable and similar charges	-	-
Profit on ordinary activities before taxation	1,271,354	1,182,631
Tax on profit on ordinary activities	(257,141)	(233,823)
Profit for the financial year	1,014,213	948,808

Exe Investment Limited

Statement of changes in equity as at 31 March 2022

	Called up share capital £	Share premium £	Property revaluation reserve £	Profit and loss account £
As at 1 April 2020	198,900	202,610	1,203,484	16,573,686
Profit for the financial year	-	-	-	948,808
Transfer of change in revaluation of investment property	-	-	(35,453)	35,453
Total comprehensive income	198,900	202,610	1,168,031	17,557,947
Dividends paid on equity shares	-	-	-	(800,000)
As at 1 April 2021	198,900	202,610	1,168,031	16,757,947
Profit for the financial year	-	-	-	1,014,213
Transfer of change in revaluation of investment property	-	-	(35,484)	35,484
Total comprehensive income	198,900	202,610	1,132,547	17,807,644
Dividends paid on equity shares	-	-	-	(800,000)
As at 31 March 2022	198,900	202,610	1,132,547	17,007,644

Exe Investment Limited

Notes to the financial statements for the year ended 31 March 2022

1. Company Information

Exe Investment Limited is a private company limited by shares domiciled in England and Wales, registration number 03158875. The address of the registered office is Unit 3C, Falcon Road, Sowton Industrial Estate, Exeter, EX2 7LB.

2. Basis of preparation

These financial statements have been prepared in accordance with Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102') including section 1A, and with the Companies Act 2006. The financial statements have been prepared on the historical cost basis, modified to include certain items at fair value. There are no material departures.

The financial statements are presented in Sterling (£).

The company has a wholly owned subsidiary Exe Investment Development One Limited, incorporated in England & Wales. Consolidated accounts have been prepared within the financial statements of the ultimate parent company, Exe Investment Holdings Limited.

Going concern

At 31 March 2022 the company had net current assets of £4.5m with cash balances of £2.0m and no debt. The directors have reviewed its position and are of the opinion that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

3. Significant judgements and estimates

In the application of the group's accounting policies, which are described in note 4, management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below.

Investment properties

As described in note 6 to the financial statements, investment properties are valued to open market value by the Board of Directors as at 31 March 2022. Valuations are calculated with regard to the net present value of future rental income streams with discount rates reflecting such variables as the potential costs to retain the level of income in the future and the market conditions where the properties are situated. Whilst we note the increased estimation uncertainty in relation to the property valuation due to the current economic climate, we considered the assumptions applied in arriving at the property valuation to be reasonable and are satisfied that there would be no significant impact.

Exe Investment Limited

Notes to the financial statements for the year ended 31 March 2022

4. Principal accounting policies

The following accounting policies have been applied consistently throughout the year and the preceding year in dealing with items which are considered material in relation to the company's financial statements.

Turnover

Turnover, which excludes value added tax, represents the value of rents receivable for the property owned. Turnover is recognised when the services are provided to the customer. Where payments are received from customers in advance of services provided, the amounts are recorded as deferred income and included as part of Creditors due within one year. The company's property is located in the United Kingdom.

Lease incentives are spread over the term of the lease.

Investment properties

Investment property is held at fair value with movements in fair values recorded in the profit and loss account.

Fixed assets and depreciation

Fixed assets are stated at cost less depreciation and any provisions for impairment.

The cost of tangible fixed assets is their purchase cost, together with any incidental expenses of acquisition.

Depreciation is calculated so as to write off the cost of fixed assets, on a straight-line basis, over the useful economic lives of the assets concerned. The principal annual rates used for this purpose are:

Plant, fixtures, fittings and equipment	10-15%
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Leases

Rental charges on operating leases are charged to the profit and loss account on a straight-line basis over the lives of the leases.

Current taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Exe Investment Limited

Notes to the financial statements for the year ended 31 March 2022

4. Principal accounting policies (continued)

Financial Instruments

The Company has chosen to apply the recognition and measurement principles in FRS 102. Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

The company holds the following basic financial instruments:

- Short term trade debtors and creditors
- Amounts owed by group undertakings
- Cash at bank

Basic financial instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

5. Staff numbers

The average number of persons employed by the company (excluding directors) during the year was as follows:

	2022	2021
	Number	Number
Staff numbers	<u>1</u>	<u>-</u>

Exe Investment Limited

Notes to the financial statements for the year ended 31 March 2022

6. Tangible fixed assets

	Investment property - Freehold £	Investment property - Leasehold £	Plant, fixtures and equipment £	Total £
Cost/Valuation				
At 1 April 2021	13,543,543	475,343	52,500	14,071,386
Additions	50,689	-	-	50,689
Disposals	-	-	-	-
Revaluation	(115,879)	80,395	-	(35,484)
Transfers to group companies	-	-	-	-
At 31 March 2022	<u>13,478,353</u>	<u>555,738</u>	<u>52,500</u>	<u>14,086,591</u>
Depreciation				
At 1 April 2021	-	-	41,125	41,125
Charge for year	-	-	5,250	5,250
Disposals	-	-	-	-
At 31 March 2022	<u>-</u>	<u>-</u>	<u>46,375</u>	<u>46,375</u>
Net book value				
At 31 March 2022	<u>13,478,353</u>	<u>555,738</u>	<u>6,125</u>	<u>14,040,216</u>
At 31 March 2021	<u>13,543,543</u>	<u>475,343</u>	<u>11,375</u>	<u>14,030,261</u>

Investment property is held at fair value based on directors' valuations as at 31 March 2022 with movements in fair value recorded in the profit and loss account.

The directors' valuation of investment property was determined by reviewing current rental income and assessing market rate yield for properties of a similar nature.

Exe Investment Limited

Notes to the financial statements for the year ended 31 March 2022

7. Fixed asset investments

	Investments in subsidiary undertakings £
Deemed Cost	
At 1 April 2021	2
Fixed asset investment adjustment	-
At 31 March 2022	<u>2</u>

The principal subsidiary undertaking at 31 March 2022 was:

Subsidiary undertaking	Country of incorporation/ registration	Nature of business	Proportion ordinary of shares held	
			2022	2021
Exe Investment Development One Ltd	England	Property investment	100%	100%

The registered office of Exe Investment Development One Limited is Unit 3C, Falcon Road, Sowton Industrial Estate, Exeter EX2 7LB.

8. Debtors: amounts falling due within one year

	2022 £	2021 £
Trade debtors	25,084	42,187
Amounts owed by group companies	3,288,665	3,422,430
Prepayments and accrued income	22,777	29,925
	<u>3,336,526</u>	<u>3,494,542</u>

9. Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	27,084	6,443
Amounts owed to group companies	-	-
Corporation tax	254,022	192,068
Other taxes and social security	76,283	65,648
Accruals and deferred income	501,669	494,269
	<u>859,058</u>	<u>758,428</u>

Exe Investment Limited

Notes to the financial statements for the year ended 31 March 2022

10. Called up share capital

	2022 £	2021 £
Allotted, called up and fully paid		
198,900 Ordinary shares of £1 each	198,900	198,900

11. Financial commitments

The company's future minimum operating lease payments are as follows:

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Within one year	32,000	32,000
Later than one year and not later than five years	128,000	128,000
Later than five years	1,392,000	1,424,000

Minimum operating lease payments are covered by rental income from the property.

12. Related party transactions

The company has taken advantage of the exemptions under FRS102 for wholly-owned subsidiaries not to disclose intra-group transactions.

Included within turnover is rental income of £295,339 (2021: £268,037) relating to properties leased to Original Style Limited in the period at market rate. Three of the six directors of Original Style Holdings Limited, the parent company of Original Style Limited, are directors of Exe Investment Limited. At the year end £nil (2021: £nil) was included in debtors and £69,210 (2021: £61,685) was included within accruals and deferred income due within one year. During the prior year the company purchased a property from Original Style Holdings limited for the market value of £800,000.

13. Ultimate controlling party

The immediate and ultimate parent company is Exe Investment Holdings Limited, a company registered in England. The ultimate parent company holds 100% of the issued share capital of the company.

The only group of which the company is a member and for which consolidated financial statements are prepared is Exe Investment Holdings Limited.

The registered office of Exe Investment Holdings Limited is Unit 3C, Falcon Road, Sowton Industrial Estate, Exeter EX2 7LB.