

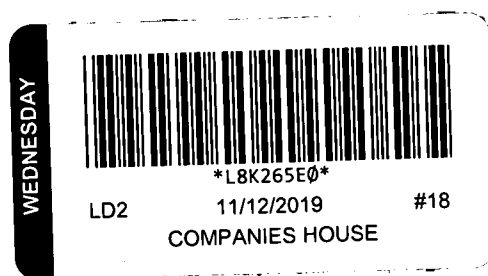
Lucca Limited

Unaudited Financial Statements

Year Ended

30 June 2019

Company Number 03929068



Lucca Limited

Chartered Accountants' Report to the Board of Directors on the Unaudited Financial Statements of Lucca Limited

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Lucca Limited for the year ended 30 June 2019 as set out on pages 2 to 8 from the company's accounting records and from information and explanations you have given to 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 at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the Board of Directors of Lucca Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Lucca Limited and state those matters that we have agreed to state to the Board of Directors of Lucca Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lucca Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Lucca Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Lucca Limited. You consider that Lucca Limited is exempt from the statutory audit requirement for the year 30 June 2019.

We have not been instructed to carry out an audit or a review of the accounts of Lucca 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 accounts.

BDO LLP

BDO LLP
London
United Kingdom

4/12/2019

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Lucca Limited
Registered number: 03929068

Balance Sheet
As at 30 June 2019

	Note	2019 £	Restated 2018 £
Fixed assets			
Investments	5	-	49
		<u>-</u>	<u>49</u>
Current assets			
Debtors: amounts falling due within one year	6	19,807,118	14,410,563
		<u>19,807,118</u>	<u>14,410,563</u>
Creditors: amounts falling due within one year	7	(14,384,460)	(9,790,665)
		<u>(14,384,460)</u>	<u>(9,790,665)</u>
Net current assets		5,422,658	4,619,898
Total assets less current liabilities		5,422,658	4,619,947
		<u>5,422,658</u>	<u>4,619,947</u>
Net assets		5,422,658	4,619,947
		<u>5,422,658</u>	<u>4,619,947</u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		5,422,657	4,619,946
		<u>5,422,657</u>	<u>4,619,946</u>
		<u>5,422,658</u>	<u>4,619,947</u>

Lucca Limited
Registered number: 03929068

Balance Sheet (continued)
As at 30 June 2019

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



M J Tannenbaum
Director

Date:

4th December 2019

The notes on pages 4 to 8 form part of these financial statements.

Lucca Limited

Notes to the Financial Statements For the Year Ended 30 June 2019

1. General information

Lucca Limited is a private company limited by shares (registered number 03929068) that is both registered and domiciled in England. Its registered address is 5 New Street Square, London, EC4A 3TW. The principal place of business is 3 Barrett Street, London, W1U 1AY.

These financial statements are presented in Pounds Sterling (GBP), and this is the currency in which the majority of the company's transactions are denominated. The company has also determined that GBP is its functional currency as this is the currency of the economic environment in which the company operates.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Turnover represents interest accrued on loans.

2.3 Taxation

Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Lucca Limited

Notes to the Financial Statements For the Year Ended 30 June 2019

2. Accounting policies (continued)

2.4 Impairment of fixed assets and goodwill

Assets that are subject to depreciation or amortisation are assessed at each balance sheet date to determine whether there is any indication that the assets are impaired. Where there is any indication that an asset may be impaired, the carrying value of the asset (or cash-generating unit to which the asset has been allocated) is tested for impairment. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's (or CGU's) fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (CGUs). Non-financial assets that have been previously impaired are reviewed at each balance sheet date to assess whether there is any indication that the impairment losses recognised in prior periods may no longer exist or may have decreased.

2.5 Valuation of investments

Fixed asset investments are stated at cost, less provision for any diminution in value.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of Comprehensive Income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

2.6 Group accounts

No group accounts have been prepared as the Group is classified as small and therefore exempt from preparing group accounts.

2.7 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Financial instruments

Financial instruments are recognised in the Statement of Financial Position when the Company becomes party to the contractual provisions of the instrument. Financial instruments are initially measured at transaction price unless the arrangement constitutes a financing transaction which includes transaction costs for financial instruments not subsequently measured at fair value. Subsequent to initial recognition, they are measured as set out below. A financing transaction is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Classification

Financial instruments are classified as either 'basic' or 'other' in accordance with Chapter 11 of FRS 102.

Subsequent measurement

Loans and receivables are measured at amortised cost, using the effective interest method. Trade

Lucca Limited

Notes to the Financial Statements For the Year Ended 30 June 2019

2. Accounting policies (continued)

2.9 Financial instruments (continued)

debtors and trade payables are recognised at the undiscounted amount owed by the customer or to the supplier, which is normally the invoice amount.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, liabilities and disclosure of contingent assets and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

Due to the simplicity of the Company's transaction streams and year-end financial position, the directors consider there to be no critical judgements, estimates or assumptions in the preparation of these financial statements.

4. Employees

The average monthly number of employees, including directors, during the year was 2 (2018 -2).

5. Fixed asset investments

	Other fixed asset investments £
At 1 July 2018	49
Amounts written off	(49)
At 30 June 2019	-
Net book value	
At 30 June 2019	-
At 30 June 2018	49

Lucca Limited

Notes to the Financial Statements For the Year Ended 30 June 2019

6. Debtors

	2019 £	2018 £
Amounts owed by related undertakings	19,807,117	14,410,562
Called up share capital not paid	1	1
	<u>19,807,118</u>	<u>14,410,563</u>

7. Creditors: Amounts falling due within one year

	2019 £	2018 £
Shareholders loan	13,710,116	8,594,367
Corporation tax	70,009	593,543
Other creditors	604,335	602,755
	<u>14,384,460</u>	<u>9,790,665</u>

8. Related party transactions

At the year end the company owed £13,710,116 (2018: £8,594,367) to Wellington International Investments Limited. This amount has no fixed date of repayment and is interest free. The loan is not secured. Lucca Limited is 100% owned by Wellington International Investments Limited.

At the year end £604,335 (2018: £602,755) was payable to Alra Properties Limited. The loan incurred interest of £nil (2018: £Nil). The loan is unsecured and has no fixed date of repayment. Lucca Limited has a significant interest in Alra Properties Limited.

During the year a loan of £20,833,000 (2018: £15,581,000) was advanced to Westcity Properties Limited, a company which is related due to common control by I. Rapp. The loan incurred interest of £994,902 (2018: £1,913,345) during the year. The loan is unsecured and has no fixed date of repayment. At the year end £19,807,117 (2018: £14,410,562) was due to the company from Westcity Properties Limited.

9. Controlling party

The company is 100% owned by Wellington International Investments Limited, a company incorporated in the British Virgin Islands. The ultimate controlling party is The Maldini Trust.

Lucca Limited

Notes to the Financial Statements For the Year Ended 30 June 2019

10. Prior period error correction

The financial statements have been restated for the year ended 30 June 2018 to reflect the impact of the following prior year error correction.

Nature of correction

During the prior period the loan owed to the parent company was incorrectly understated as a result of an incorrect recording of a loan advance. The amounts due from related undertaking was understated as a result of an error in the loan advanced. In addition interest receivable for the period was overstated as a result of an error in the interest accrued for the period. This has consequently had an impact on the tax liability in the prior period.

	2018 £	Prior period adjustment £	Restated 2018 £
Turnover	2,498,196	(584,851)	1,913,345
Tax on profit	(459,328)	111,121	(348,207)
Amounts due from related undertakings	13,664,052	746,510	14,410,562
Accrued Income	341,229	(341,229)	-
Shareholders loan	(7,604,236)	(990,131)	(8,594,367)
Corporation tax	(704,664)	111,121	(593,543)
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