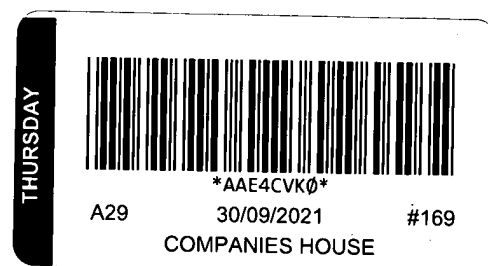


COMPANY REGISTRATION NUMBER: 04090747

**Ocubis Limited**

**Financial Statements**

**For the year ended  
31 December 2020**



## Ocubis Limited

### Strategic Report

Year ended 31 December 2020

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#### Principal activities and review of business

The principal activity of the Company during the year was provision of serviced office space, property investment and development management.

Turnover fell from £5.6m to £4.1m in the year due to a reduction in occupancy of the Company's flexible office buildings during the Covid-19 pandemic. One of the Company's flexible office buildings was undergoing refurbishment and was due to relaunch in 2020. This was delayed until 2021 due to Covid-19. Occupancies in all centres were increasing in late 2019 and into the first months of 2020 until the onset of Covid-19. Flexible office space as an asset class was affected by the 'work from home' legislation during Covid-19, due to lessees benefitting from short notice periods.

#### Future developments

There were no acquisitions in the period. The refurbished building opened and began to trade in April 2021.

#### Principal risks and uncertainties

The directors consider that the following are risks to the Company's business.

In early 2020 economies and financial markets around the world experienced substantial falls arising from uncertainties linked to the Covid-19 pandemic. The Company was not exempt from the magnitude and speed of the crisis and the result was a fall in occupancies across our flexible office buildings. The nature of the recovery from such a sudden impact to the wider economy is still not clear and will dictate the speed of any recovery in occupancies, although the Company's prior experience is that there is a counter-cyclical element to the demand for flexible offices and that the sector recovers more quickly than the wider market for commercial property.

It is still uncertain if the UK economy will undergo further lock downs but with the introduction of the vaccine programme, an encouraging uptake and the current relaxing of Covid-19 restrictions there appear to be the beginnings of green shoots of recovery. The initial impact of such a sudden and material jolt to the economy has however seen downward pressure on rental levels, which in the short term is likely to continue to impact profitability.

Property valuations. The value of the Company's properties is linked to the income that they generate, these therefore have been impacted by the fall in occupancy levels. The Company invests primarily in Central London property, which is showing signs of recovery, however, there is no doubt uncertainty and therefore financial pressures remain. These high-quality assets remain desirable to global investors and current indications are that the prime assets have held their values.

Indications are that investors in Central London are looking past short term reductions in income. The Company holds low levels of debt meaning it is able to absorb any short term value adjustments in individual assets. We continue to hold high levels of cash at the year end.

#### Key performance indicators

The directors consider that Operating Margin and Return on Capital Employed would normally be our Key Performance Indicators, however these indicators are distorted by increased spending on repairs and void costs before properties are fully let.

This report was approved by the board of directors on 24/9/21 and signed on behalf of the board by:



M C Gresham  
Director

Registered office:  
15 Regent Street  
London  
SW1Y 4LR

**Ocubis Limited**

**Directors' Report**

**Year ended 31 December 2020**

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The directors present their report and the financial statements of the company for the year ended 31 December 2020.

**Directors**

The directors who served the company during the year were as follows:

J M Hunt  
M C Gresham

**Dividends**

The directors do not recommend the payment of a dividend.

**Disclosure of information in the strategic report**

Details of future developments and financial risk management are included in the strategic report.

**Directors' responsibilities statement**

The directors are responsible for preparing the strategic report, directors' 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 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 judgments 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.

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.

**Auditor**

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

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This report was approved by the board of directors on 24/9/20 and signed on behalf of the board by:



M C Gresham  
Director

Registered office:  
15 Regent Street  
London  
SW1Y 4LR

## Ocubis Limited

### Independent Auditor's Report to the Member of Ocubis Limited

Year ended 31 December 2020

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#### Opinion

We have audited the financial statements of Ocubis Limited (the 'company') for the year ended 31 December 2020 which comprise the statement of comprehensive income, statement of financial position and the related notes, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 directors' 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 financial statements are 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

#### Opinions on other matters 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 strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

**Independent Auditor's Report to the Member of Ocubis Limited (continued)**

**Year ended 31 December 2020**

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**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters in relation to which 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.

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, 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 industry, we identified that the principal risks of non-compliance with law and regulations related to UK tax legislation. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and the audit procedures performed included:

- discussions with management including consideration of known or suspected instances of non-compliance with laws, regulation and fraud;
- challenging assumptions and judgements made by management in their significant accounting estimates including investment property revaluations;
- review of non-purchase and sales ledger bank transactions;
- review of journals;
- review of purchase invoice authorisations.

Because of the inherent limitations of an audit, there is a risk that we will fail to detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Ocubis Limited**

**Independent Auditor's Report to the Member of Ocubis Limited (*continued*)**

**Year ended 31 December 2020**

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**Use of our report**

This report is made solely to the company's member, 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 member 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 member as a body, for our audit work, for this report, or for the opinions we have formed.

Alistair Russell FCA (Senior Statutory Auditor)

For and on behalf of  
Gibson Booth  
Chartered Accountants & Statutory Auditors  
New Court  
Abbey Road North  
Shepley  
Huddersfield  
HD8 8BJ

2919121

**Ocubis Limited**

**Statement of Comprehensive Income**

**Year ended 31 December 2020**

		2020 £	2019 £
<b>Turnover</b>	<b>Note 4</b>	4,082,901	5,608,929
Cost of sales		(11,491)	(23,246)
<b>Gross profit</b>		4,071,410	5,585,683
Administrative expenses		(6,677,008)	(6,379,680)
Other operating income		240,356	16,756
<b>Operating loss</b>	<b>5</b>	(2,365,242)	(777,241)
Income from participating interests		9,275,136	9,084,161
Investment property fair value adjustment		1,365,000	270,066
Interest receivable and similar income		–	3,402
Amounts written off investments		(10)	–
Interest payable and similar expenses	<b>9</b>	(1,212,608)	(1,563,324)
<b>Profit before taxation</b>		7,062,276	7,017,064
Tax on profit	<b>10</b>	(846,128)	(1,385,476)
<b>Profit for the financial year and total comprehensive income</b>		<u>6,216,148</u>	<u>5,631,588</u>

All the activities of the company are from continuing operations.

The notes on pages 8 to 15 form part of these financial statements.


Ocubis Limited

Statement of Financial Position

31 December 2020

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Intangible assets	11	44,073	30,928
Tangible assets	12	7,474,864	4,905,173
Investments	13	32,098,214	39,098,224
Investment properties	13	30,463,288	27,250,000
		<u>70,080,439</u>	<u>64,284,325</u>
<b>Current assets</b>			
Debtors	14	33,174,303	33,157,794
Cash at bank and in hand		291,988	541,138
		<u>33,466,291</u>	<u>33,698,932</u>
<b>Creditors: amounts falling due within one year</b>	15	(4,136,246)	(3,895,561)
<b>Net current assets</b>		<u>29,330,045</u>	<u>29,803,371</u>
<b>Total assets less current liabilities</b>		<u>99,410,484</u>	<u>94,087,696</u>
<b>Creditors: amounts falling due after more than one year</b>	16	(55,066,059)	(56,277,357)
<b>Provisions</b>			
Deferred tax	17	(341,916)	(23,978)
<b>Net assets</b>		<u>44,002,509</u>	<u>37,786,361</u>
<b>Capital and reserves</b>			
Called up share capital	21	5	5
Share premium account	22	22,692,996	22,692,996
Other reserves, including the fair value reserve	22	3,396,069	2,031,069
Profit and loss account	22	17,913,439	13,062,291
<b>Shareholder funds</b>		<u>44,002,509</u>	<u>37,786,361</u>

These financial statements were approved by the board of directors and authorised for issue on 24/12/20, and are signed on behalf of the board by:

  
M.C. Gresham  
Director

Company registration number: 04090747

The notes on pages 8 to 15 form part of these financial statements.



Notes to the Financial Statements

Year ended 31 December 2020

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**1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 15 Regent Street, London, SW1Y 4LR. The nature of the company's operations and principal activities is property investment, provision of serviced offices and development management.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the reduced disclosure framework set out in that standard was applied and also in accordance with the Companies Act 2006.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on a going concern basis under the historic cost convention and rounded to the nearest £. The significant accounting policies consistently applied on the preparation of these financial statements are set out below.

**Disclosure exemptions**

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of Heven Limited which can be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ. No cash flow statement has been presented because the company has taken advantage of the disclosure exemption available under paragraph 1.12 of FRS 102.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Significant judgements**

No significant judgements were made by management in the process of applying the entities accounting policies.

**Key sources of estimation uncertainty**

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

**Investment property valuation**

During each accounting year a valuer is engaged to value the investment properties held by the company to ensure they are included at fair value. This valuation will include a degree of estimation based on factors such as the valuer's knowledge of the property market and current economic trends. The carrying amount of investment properties is included in note 13.

**Deferred taxation**

Management estimation is required to determine the amount of deferred tax that can be recognised, based upon likely timing and level of future taxable profits together with future legislation changes. See note 18 for the carrying amount of the deferred taxation balance.

**Useful economic lives of tangible assets**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 12 for the carrying amount of the tangible assets, and note 3 for the depreciation rates used for each class of assets.

**Revenue recognition**

Turnover comprises revenue recognised by the company in respect of goods and services supplied, exclusive of Value Added Tax and trade discounts. Turnover is recognised by the period in which a tenant has use of a property. The turnover is measured according to the rent stated in the lease or licence agreement.

**3. Accounting policies (continued)**

**Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Intangible assets**

Intangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated amortisation and impairment losses.

**Amortisation**

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Computer software	-	20% straight line
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If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

**Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Leasehold property improvements	-	5% - 10% straight line
Fixtures and fittings	-	20% reducing balance or 20% straight line

**Investment properties**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

**Investments in joint ventures**

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

**Impairment of fixed assets**

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each reporting date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

Notes to the Financial Statements (continued)

Year ended 31 December 2020

3. Accounting policies (continued)

**Government grants**

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

**Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided.

4. Turnover

Turnover arises from:

	2020	2019
	£	£
Rent, licence fees and management fees	4,082,901	5,608,929

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

5. Operating profit

Operating profit or loss is stated after charging/crediting:

	2020	2019
	£	£
Amortisation of intangible assets	13,685	16,728
Depreciation of tangible assets	646,282	720,830
Loss on disposal of tangible assets	3,882	8,759
Impairment of trade debtors	51,706	18,099
Operating lease costs	1,670,323	1,691,600
Government grant income	(208,028)	—

6. Auditor's remuneration

	2020	2019
	£	£
Fees payable for the audit of the financial statements	11,200	11,000

7. Staff costs

The average number of persons employed by the company during the year amounted to 51 (2019: 52).

The aggregate payroll costs incurred during the year, relating to the above, were:

	2020	2019
	£	£
Wages and salaries	2,062,778	2,282,138
Social security costs	254,428	263,812
Other pension costs	83,251	46,099
	2,400,457	2,592,049

## Notes to the Financial Statements (continued)

Year ended 31 December 2020

## 8. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services was:

	2020	2019
	£	£
Remuneration	240,360	494,359
Company contributions to defined contribution pension plans	7,200	6,600
	<u>247,560</u>	<u>500,959</u>

Remuneration of the highest paid director in respect of qualifying services:

	2020	2019
	£	£
Aggregate remuneration	240,360	494,359
Company contributions to defined contribution pension plans	7,200	6,600
	<u>247,560</u>	<u>500,959</u>

The number of directors who are accruing benefits under defined contribution pension schemes was one (2018 - one).

## 9. Interest payable and similar expenses

	2020	2019
	£	£
Other interest payable and similar charges	<u>1,212,608</u>	<u>1,563,324</u>

## 10. Tax on profit

## Major components of tax expense

	2020	2019
	£	£
<b>Current tax:</b>		
UK current tax expense	549,218	895,818
Adjustments in respect of prior periods	(21,028)	46,977
Total current tax	<u>528,190</u>	<u>942,795</u>
<b>Deferred tax:</b>		
Origination and reversal of timing differences	317,938	442,681
<b>Tax on profit</b>	<u>846,128</u>	<u>1,385,476</u>

## Reconciliation of tax expense

The tax assessed on the profit on ordinary activities for the year is lower than (2019: higher than) the standard rate of corporation tax in the UK of 19% (2019: 19%).

	2020	2019
	£	£
Profit on ordinary activities before taxation	7,062,276	7,017,064
Profit on ordinary activities by rate of tax	1,341,832	1,333,242
Adjustment to tax charge in respect of prior periods	(21,028)	46,977
Effect of expenses not deductible for tax purposes	(417,670)	(320,165)
Taxable income from joint ventures	267,843	326,760
Group relief for losses	(324,849)	(1,338)
<b>Tax on profit</b>	<u>846,128</u>	<u>1,385,476</u>

Ocubis Limited

Notes to the Financial Statements (continued)

Year ended 31 December 2020

11. Intangible assets

	Computer software £
<b>Cost</b>	
At 1 January 2020	258,340
Additions	26,830
<b>At 31 December 2020</b>	<b>285,170</b>
<b>Amortisation</b>	
At 1 January 2020	227,412
Charge for the year	13,685
<b>At 31 December 2020</b>	<b>241,097</b>
<b>Carrying amount</b>	
<b>At 31 December 2020</b>	<b>44,073</b>
At 31 December 2019	30,928

12. Tangible assets

	Long leasehold property £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 1 January 2020	4,248,319	7,218,910	11,467,229
Additions	15,745	3,204,107	3,219,852
Disposals	—	(15,599)	(15,599)
<b>At 31 December 2020</b>	<b>4,264,064</b>	<b>10,407,418</b>	<b>14,671,482</b>
<b>Depreciation</b>			
At 1 January 2020	2,420,495	4,141,559	6,562,054
Charge for the year	323,765	322,517	646,282
Disposals	—	(11,718)	(11,718)
<b>At 31 December 2020</b>	<b>2,744,260</b>	<b>4,452,358</b>	<b>7,196,618</b>
<b>Carrying amount</b>			
<b>At 31 December 2020</b>	<b>1,519,804</b>	<b>5,955,060</b>	<b>7,474,864</b>
At 31 December 2019	1,827,824	3,077,351	4,905,175

Financial commitments

Contractual commitments for the acquisition of tangible fixed assets contracted for but not provided in the financial statements amounted to £nil (2019: £68,700).

13. Investments

	Joint venture undertakings £	Loans to joint ventures £	Investment properties £	Total £
<b>Cost</b>				
At 1 January 2020	330	32,097,894	27,250,000	59,348,224
Additions	—	—	1,848,288	1,848,288
Disposals	(10)	—	—	(10)
Revaluations	—	—	1,365,000	1,365,000
<b>At 31 December 2020</b>	<b>320</b>	<b>32,097,894</b>	<b>30,463,288</b>	<b>62,561,502</b>
<b>Impairment</b>				
<b>At 1 January 2020 and 31 December 2020</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>

**Ocubis Limited**

**Notes to the Financial Statements (continued)**

**Year ended 31 December 2020**

**13. Investments (continued)**

	Joint venture undertakings £	Loans to joint ventures £	Investment properties £	Total £
<b>Carrying amount</b>				
<b>At 31 December 2020</b>	<u>320</u>	<u>32,097,894</u>	<u>30,463,288</u>	<u>62,561,502</u>
At 31 December 2019	<u>330</u>	<u>32,097,894</u>	<u>27,250,000</u>	<u>59,348,224</u>

**Investment properties**

Investment property was revalued at open market value by BNP Paribas, a member of the Royal Institute of Chartered Surveyors, in October 2020. The directors do not consider there to have been any material change in the market value of the investment properties between this date and the year end. The historic cost of investment properties is £26,906,510 (2019 - £24,898,234).

**Investments in joint ventures**

The company owns a 50% interest in the following LLPs all of which are incorporated in England and Wales: Delahaye LLP, Simca LLP, Laffly LLP, Radior LLP, Janoir LLP and Lutier LLP. All of the LLPs have a principal activity of property investment with the exception of Laffly LLP which has ceased trading and was dissolved in February 2020.

**14. Debtors**

	2020 £	2019 £
Trade debtors	315,712	518,895
Amounts owed by group undertakings	27,284,891	23,053,385
Amounts owed by undertakings in which the company has a participating interest	4,950,017	9,144,803
Prepayments and accrued income	248,533	257,212
Other debtors	375,150	183,499
	<u>33,174,303</u>	<u>33,157,794</u>

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

**15. Creditors: amounts falling due within one year**

	2020 £	2019 £
Trade creditors	333,480	383,801
Amounts owed to undertakings in which the company has a participating interest	863,922	237,922
Accruals and deferred income	990,587	1,159,771
Corporation tax	549,218	1,113,584
Social security and other taxes	530,855	137,522
Other creditors	868,184	862,961
	<u>4,136,246</u>	<u>3,895,561</u>

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

**16. Creditors: amounts falling due after more than one year**

	2020 £	2019 £
Amounts owed to group undertakings	<u>55,066,059</u>	<u>56,277,357</u>

This balance is unsecured, attracts interest at 0.5% over the weighted average cost of Ocubis Financing Limited's bank loan and is due for repayment in November 2025.

**Ocubis Limited****Notes to the Financial Statements (continued)****Year ended 31 December 2020****17. Provisions**

	Deferred tax (note 18) £
At 1 January 2020	23,978
Additions	317,938
<b>At 31 December 2020</b>	<b><u>341,916</u></b>

**18. Deferred tax**

The deferred tax included in the statement of financial position is as follows:

	2020 £	2019 £
Included in provisions (note 17)	<u>341,916</u>	<u>23,978</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2020 £	2019 £
Accelerated capital allowances	550,907	312,393
Fair value adjustment of investment property	32,143	32,143
Corporate interest restriction	(241,134)	(320,558)
	<u>341,916</u>	<u>23,978</u>

**19. Employee benefits****Defined contribution plans**

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £83,251 (2019: £46,099).

**20. Government grants**

The amounts recognised in the financial statements for government grants are as follows:

	2020 £	2019 £
Recognised in other operating income:		
Government grants	<u>208,028</u>	<u>—</u>

**21. Called up share capital****Issued, called up and fully paid**

	2020 No.	£	2019 No.	£
Ordinary shares of £1 each	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>

**22. Reserves**

Share premium account - This reserve records the amount above the nominal value received for shares sold, less transaction costs.

Other reserves - This reserve is the accumulation of the fair value adjustments to investment property. This is an undistributable reserve.

Profit and loss account - This reserve records retained earnings and accumulated losses.

**Ocubis Limited****Notes to the Financial Statements (continued)****Year ended 31 December 2020****23. Operating leases**

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2020	2019
	£	£
Not later than 1 year	1,209,603	1,382,476
Later than 1 year and not later than 5 years	2,323,279	3,524,730
	<u>3,532,882</u>	<u>4,907,206</u>

**24. Contingencies**

At the year end the company had given a guarantee in respect of bank borrowing by Ocubis Financing Limited. The maximum liability at the year end under this guarantee was £149 million (2019 - £114 million).

**25. Related party transactions**

As a wholly owned subsidiary of Heven Limited, the company has taken advantage of the exemption under paragraph 33.1A from the provisions of section 33 of FRS 102, "Related party disclosures" not to disclose transactions with other wholly owned members of the group headed by Heven Limited.

Transactions during the year and balances at the year end with related parties are shown below.

**Entities over which the company has control, joint control or significant influence**

	2020	2019
	£	£
Rent	1,249,316	1,217,078
Income from participating interests	9,374,526	9,084,161
Amounts due to joint ventures	780,221	237,922
Amounts due from joint ventures	4,965,705	9,144,803
Loans to members	32,097,894	32,097,894
Wages recharges	310,289	307,261

Amounts due to joint ventures and amounts due from joint ventures are unsecured, interest free and repayable on demand.

Loans to members are unsecured, interest free and have no fixed repayment date.

**Other related parties**

	2020	2019
	£	£
Other debtors	42,570	50,603
Trade debtors	98,043	23,229
Wages recharges	2,089,486	1,499,265
Other creditors	1,886	—

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the company. The total compensation paid to key management personnel for services provided to the company was £761,086 (2019: £1,017,448).

**26. Controlling party**

Heven Holdings Limited is the immediate parent company and Heven Limited is the ultimate parent company. The smallest and largest group in which the results of the company are consolidated is Heven Limited, the consolidated financial statements are available from Companies House, Crown Way, Cardiff, CF14 3UZ.

The ultimate controlling party is J M Hunt.