

ACRE INVESTMENTS LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2022

**ACRE INVESTMENTS LIMITED****BALANCE SHEET  
AS AT 30 NOVEMBER 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	4	48,801	55,055
Investment property	5	20,540,000	20,540,000
		<u>20,588,801</u>	<u>20,595,055</u>
<b>Current assets</b>			
Debtors due after more than 1 year	6	195,839	195,839
Debtors due within 1 year	6	9,069,807	4,349,878
Cash at bank and in hand		1,068,175	6,414,259
		<u>10,333,821</u>	<u>10,959,976</u>
Creditors: amounts falling due within one year	7	(2,009,298)	(2,046,584)
<b>Net current assets</b>		<u>8,324,523</u>	<u>8,913,392</u>
<b>Total assets less current liabilities</b>		<u>28,913,324</u>	<u>29,508,447</u>
Creditors: amounts falling due after more than one year	8	(4,825,270)	(5,477,112)
<b>Provisions for liabilities</b>			
Deferred tax		(290,799)	(291,560)
		<u>(290,799)</u>	<u>(291,560)</u>
<b>Net assets</b>		<u><u>23,797,255</u></u>	<u><u>23,739,775</u></u>
<b>Capital and reserves</b>			
Called up share capital	11	1,000	1,000
Share premium account	12	100,499	100,499
Revaluation reserve	12	3,120,724	3,120,724
Profit and loss account	12	20,575,032	20,517,552
<b>Total equity</b>		<u><u>23,797,255</u></u>	<u><u>23,739,775</u></u>

**ACRE INVESTMENTS LIMITED****BALANCE SHEET (CONTINUED)  
AS AT 30 NOVEMBER 2022**

---

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 the 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 profit and loss account 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 on 18 September 2023.

**J Singh**  
Director

The notes on pages 3 to 11 form part of these financial statements.

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

---

### 1. General information

Acre Investments Limited is a private company limited by shares incorporated in England and Wales. The address of its registered office is 16 Great Queen Street, Covent Garden, London, WC2B 5AH.

The financial statements are presented in Sterling (£) which is the functional currency of the company. Monetary amounts in the financial statements are rounded to the nearest £.

### 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 Going concern

After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence and meet its liabilities as they fall due for the foreseeable future, being a period of at least twelve months from the date these financial statements were approved. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

#### 2.3 Revenue

Turnover comprises rental income, service charges and other recoveries from tenants of the company's investment properties net of value added tax. Rental income is recognised on an accruals basis in the period in which it is earned, in accordance with the terms of the lease.

#### 2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date the Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

---

### 2. Accounting policies (continued)

#### 2.4 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Fixtures and fittings	-	25%
Computer equipment	-	25%

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

#### 2.5 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

#### 2.6 Financial instruments

The Company has elected to apply Sections 11 and 12 of FRS 102 in respect of financial instruments.

Financial assets and financial liabilities are recognised when the Company becomes party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

The Company's policies for its major classes of financial assets and financial liabilities are set out below.

##### Financial assets

Basic financial assets, including trade and other debtors, cash and bank balances, intercompany working capital balances, and intercompany financing are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest for a similar debt instrument. Financing transactions are those in which payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate.

Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

---

### 2. Accounting policies (continued)

#### Financial instruments (continued)

##### Financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans and loans from fellow group companies are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Financing transactions are those in which payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

##### Impairment of financial assets

Financial assets measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the profit and loss account.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between the asset's carrying amount and the best estimate of the amount the Company would receive for the asset if it were to be sold at the reporting date.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If the financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

##### Derecognition of financial assets and financial liabilities

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

##### Offsetting of financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

---

### 2. Accounting policies (continued)

#### 2.7 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

#### 2.8 Share capital

Ordinary shares are classified as equity.

#### 2.9 Interest income

Interest income is recognised in profit or loss using the effective interest method.

#### 2.10 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

#### 2.11 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

#### 2.12 Pensions

##### Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

---

### 2. Accounting policies (continued)

#### 2.13 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the profit and loss account, 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.

Current tax is the amount of income tax payable in respect of taxable profit for the year or prior years.

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 arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

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.

### 3. Employees

The average monthly number of employees, including directors, during the year was 5 (2021 - 4).



# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

### 4. Tangible fixed assets

	Fixtures and fittings £	Computer equipment £	Total £
<b>Cost</b>			
At 1 December 2021	104,003	3,491	107,494
Additions	-	10,014	10,014
At 30 November 2022	104,003	13,505	117,508
<b>Depreciation</b>			
At 1 December 2021	49,207	3,232	52,439
Charge for the year on owned assets	13,699	2,569	16,268
At 30 November 2022	62,906	5,801	68,707
<b>Net book value</b>			
At 30 November 2022	41,097	7,704	48,801
At 30 November 2021	54,796	259	55,055

### 5. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 December 2021	20,540,000
At 30 November 2022	20,540,000

The 2022 valuations were made by the directors, on an open market value for existing use basis.

At 30 November 2022

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

### 6. Debtors

	2022 £	2021 £
<b>Due after more than one year</b>		
Amounts owed by participating interests	195,839	195,839
	<u>195,839</u>	<u>195,839</u>
<b>Due within one year</b>		
Trade debtors	31,741	103,293
Other debtors	8,946,390	4,134,415
Prepayments and accrued income	91,676	112,171
	<u>9,265,646</u>	<u>4,545,718</u>

### 7. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans	343,801	10,000
Trade creditors	235,400	304,672
Corporation tax	16,706	71,958
Other taxation and social security	6,215	393,355
Other creditors	1,338,467	1,177,838
Accruals and deferred income	68,709	88,761
	<u>2,009,298</u>	<u>2,046,584</u>

### 8. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	4,825,270	5,477,112
	<u>4,825,270</u>	<u>5,477,112</u>

The bank loans are secured by fixed and floating charges over investment properties of the company and also by way of personal guarantees by the directors. The interest payable on the loans is charged at Base rate plus an interest margin of 2.30% per annum.

Also included within bank loans is an amount of £36,667 (2021: £46,667) relating to a loan received under the Bounce Back Loan Scheme (BBLs) to support businesses during the Covid-19 pandemic. The loan bears an interest charge of 2.5% per annum.

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

### 9. Loans

Analysis of the maturity of loans is given below:

	2022 £	2021 £
<b>Amounts falling due within one year</b>		
Bank loans	343,801	10,000
	<u>343,801</u>	<u>10,000</u>
<b>Amounts falling due 1-2 years</b>		
Bank loans	4,825,270	5,467,112
	<u>4,825,270</u>	<u>5,467,112</u>
<b>Amounts falling due after more than 5 years</b>		
Bank loans	-	10,000
	<u>-</u>	<u>10,000</u>
	<u>5,169,071</u>	<u>5,487,112</u>

### 10. Deferred taxation

	2022 £
At beginning of year	(291,560)
Charged to profit or loss	761
<b>At end of year</b>	<u>(290,799)</u>

The provision for deferred taxation is made up as follows:

	2022 £	2021 £
Accelerated capital allowances	(41,231)	(41,992)
Deferred tax on revaluation surplus	(249,568)	(249,568)
	<u>(290,799)</u>	<u>(291,560)</u>

# ACRE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2022

---

### 11. Share capital

	2022 £	2021 £
<b>Allotted, called up and fully paid</b>		
1,000 (2021 - 1,000) Ordinary shares of £1.00 each	<u>1,000</u>	<u>1,000</u>

### 12. Reserves

#### Revaluation reserve

The revaluation reserve at the year end was £3,120,724 (2021: £3,120,724).

### 13. Related party transactions

Included within other debtors due after more than one year is an amount of £195,839 (2021 - £195,839) due from a related entity. The loan bears annual interest at a rate of 0.25% over the Base Rate.

Included within other creditors is an amount of £475,822 (2021 - £565,822) due to a company under common control. Also, included within other creditors due within one year is an amount of £445,632 (2021 - £345,632) due to a partnership in which the directors are partners. The loans are provided interest free and are unsecured. There are no formal terms and conditions regarding repayment of the loans.

Included within other debtors is an amount of £8,884,111 (2021 - £3,100,360) due from companies under common control. The loans are unsecured. The loan bears annual interest at a rate of 2.5% over the Base Rate.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.