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**PINTON INVESTMENTS LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

**PINTON INVESTMENTS LIMITED**  
**REGISTERED NUMBER: 04569179**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investments	4	1,271,440	1,220,812
		<u>1,271,440</u>	<u>1,220,812</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	5	1,003,725	996,125
Cash at bank and in hand	6	13,772	10,197
		<u>1,017,497</u>	<u>1,006,322</u>
Creditors: amounts falling due within one year	7	(1,868,669)	(1,878,068)
<b>Net current liabilities</b>		<u>(851,172)</u>	<u>(871,746)</u>
<b>Total assets less current liabilities</b>		<u>420,268</u>	<u>349,066</u>
<b>Net assets</b>		<u><u>420,268</u></u>	<u><u>349,066</u></u>
<b>Capital and reserves</b>			
Called up share capital	8	230,900	230,900
Profit and loss account		189,368	118,166
		<u>420,268</u>	<u>349,066</u>

The director considers 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 director acknowledges his 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 on 28 September 2023.

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**PINTON INVESTMENTS LIMITED**  
**REGISTERED NUMBER: 04569179**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 DECEMBER 2022**

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**Daniel Alexander Webber**  
Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**1. General information**

Pinton Investments Limited is a company limited by shares incorporated in England and Wales. The registered office is 35 Ballards Lane, London, United Kingdom, N3 1XW. The principal activity of the company is that of property investment.

**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 financial statements are presented in sterling which is the functional currency of the company and are rounded to the nearest £.

The following principal accounting policies have been applied:

**2.2 Turnover**

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

Turnover represents rent receivable net of value added tax.

**2.3 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.

**2.4 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

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.

**2.5 Associates and joint ventures**

Associates and Joint Ventures are held at cost less impairment.

**2.6 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.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**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. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**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**

The Company has elected to apply the provisions of Section 11 "Basic Financial Instruments" of FRS 102 to all of its financial instruments.

The Company has elected to apply the recognition and measurement provisions of IFRS 9 Financial Instruments (as adopted by the UK Endorsement Board) with the disclosure requirements of Sections 11 and 12 and the other presentation requirements of FRS 102.

Financial instruments are recognised in the Company's Balance sheet when the Company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

**Basic financial assets**

Basic financial assets, which include trade and other receivables, cash and bank balances, are initially measured at their transaction price including transaction costs and are subsequently carried at their amortised cost using the effective interest method, less any provision for impairment, 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.

Discounting is omitted where the effect of discounting is immaterial. The Company's cash and cash equivalents, trade and most other receivables due with the operating cycle fall into this category of financial instruments.

**2.10 Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

**3. Employees**

The average monthly number of employees, excluding directors, during the year was 0 (2021 - 0).

**PINTON INVESTMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**4. Fixed asset investments**

	Investments in subsidiary companies £	Investments in associates £	Total £
<b>Cost or valuation</b>			
At 1 January 2022	934,231	286,581	1,220,812
Additions	50,628	-	50,628
	<u>984,859</u>	<u>286,581</u>	<u>1,271,440</u>
At 31 December 2022			

**5. Debtors**

	2022 £	2021 £
Amounts owed by group undertakings	141,875	141,875
Amounts owed by joint ventures and associated undertakings	861,850	854,250
	<u>1,003,725</u>	<u>996,125</u>

**6. Cash and cash equivalents**

	2022 £	2021 £
Cash at bank and in hand	13,773	10,197
	<u>13,773</u>	<u>10,197</u>

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PINTON INVESTMENTS LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
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7. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Amounts owed to group undertakings	1,813,456	1,812,616
Amounts owed to other participating interests	52,228	52,228
Corporation tax	-	11,239
Other creditors	985	985
Accruals and deferred income	2,000	1,000
	<u>1,868,669</u>	<u>1,878,068</u>

8. Share capital

	2022	2021
	£	£
<b>Allotted, called up and fully paid</b>		
230,900 (2021 - 230,900) Ordinary shares of £1.00 each	<u>230,900</u>	<u>230,900</u>

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.