

Unaudited Financial Statements for the Year Ended 31 December 2019

for

Brookline Properties Limited

Contents of the Financial Statements
for the Year Ended 31 December 2019

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

Brookline Properties Limited

Company Information
for the Year Ended 31 December 2019

DIRECTOR:

Mrs V Casini

REGISTERED OFFICE:

Birchin Court
20 Birchin Lane
London
EC3V 9DJ

REGISTERED NUMBER:

04627813 (England and Wales)

ACCOUNTANTS:

Adbell International Limited
Birchin Court
20 Birchin Lane
London
EC3V 9DJ

Balance Sheet
31 December 2019

	Notes	31.12.19 €	31.12.18 €
FIXED ASSETS			
Investments	4	5,706,540	5,356,540
CURRENT ASSETS			
Cash at bank		11,704	2,043
CREDITORS			
Amounts falling due within one year	5	<u>(8,025)</u>	<u>(8,025)</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>3,679</u>	<u>(5,982)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		5,710,219	5,350,558
CREDITORS			
Amounts falling due after more than one year	6	<u>(360,000)</u>	<u>(5,459,421)</u>
NET ASSETS/(LIABILITIES)		<u>5,350,219</u>	<u>(108,863)</u>
CAPITAL AND RESERVES			
Called up share capital	7	5,459,570	150
Retained earnings		<u>(109,351)</u>	<u>(109,013)</u>
SHAREHOLDERS' FUNDS		<u>5,350,219</u>	<u>(108,863)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2019 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 24 December 2020 and were signed by:

Mrs V Casini - Director

Notes to the Financial Statements
for the Year Ended 31 December 2019

1. **STATUTORY INFORMATION**

Brookline Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The principal accounting policies adopted in the preparation of the financial statements are set out below. The accounting policies have been consistently applied within the financial statements.

The company's functional currency is € Euro and the presentation currency is € Euro.

Investments in subsidiaries and associates

Investments in subsidiary and associate undertakings are recognised at cost.

Preparation of consolidated financial statements

Preparation of consolidated financial statements The financial statements contain information about Elverson Investment Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

The company and its subsidiary undertakings comprise a small-sized group

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Foreign currencies

Assets and liabilities in foreign currencies are translated into euro at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into euro at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

2. ACCOUNTING POLICIES - continued

Investments

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

Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position 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 and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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.

Classification of financial liabilities

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.

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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 receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2018 - NIL).

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

4. **FIXED ASSET INVESTMENTS**

	31.12.19	31.12.18
	€	€
Shares in group undertakings	150,000	50,000
Loans to group undertakings	1,087,500	837,500
Participating interests	540	540
Loans to undertakings in which the company has a participating interest	4,468,500	4,468,500
	<u>5,706,540</u>	<u>5,356,540</u>

Additional information is as follows:

	Shares in group undertakings €	Interest in associate €	Totals €
COST			
At 1 January 2019	50,000	540	50,540
Additions	100,000	-	100,000
At 31 December 2019	<u>150,000</u>	<u>540</u>	<u>150,540</u>
NET BOOK VALUE			
At 31 December 2019	<u>150,000</u>	<u>540</u>	<u>150,540</u>
At 31 December 2018	<u>50,000</u>	<u>540</u>	<u>50,540</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

Subsidiaries

Plazainvest S.A.

Registered office:

Nature of business: Real Estate

	% holding	31.12.19 €	31.12.18 €
Class of shares:			
Ordinary shares	100.00	113,200	171,115
Aggregate capital and reserves		<u>(57,915)</u>	<u>(24,358)</u>
Loss for the year			

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

4. **FIXED ASSET INVESTMENTS - continued**

Exotikmotivation SA

Registered office:

Nature of business: Real Estate

	%	
Class of shares:	holding	
Ordinary	100.00	31.12.19
		€
Aggregate capital and reserves		46,236
Loss for the year		<u>(4,182)</u>

Associated company

3Olive Limited

Registered office: Portugal

Nature of business:

	%
Class of shares:	holding
Ordinary	45.00

No information available.

	Loans to group undertakings	Loans to associates	Totals
	€	€	€
At 1 January 2019	837,500	4,468,500	5,306,000
New in year	250,000	-	250,000
At 31 December 2019	<u>1,087,500</u>	<u>4,468,500</u>	<u>5,556,000</u>

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.19	31.12.18
	€	€
Other creditors	<u>8,025</u>	<u>8,025</u>

6. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.19	31.12.18
	€	€
Other creditors	<u>360,000</u>	<u>5,459,421</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.19 €	31.12.18 €
100	Ordinary shares	£1	150	150
5,459,420	Ordinary	€ 1	<u>5,459,420</u>	<u>-</u>
			<u>5,459,570</u>	<u>150</u>

5,459,420 Ordinary shares of € 1 each were allotted and fully paid for cash at par during the year.

8. ULTIMATE CONTROLLING PARTY

Mr Rolando Antonio Durao Ferreira De Oliveira, Mr Gabino Jose Durao Ferreira De Oliveira and Ms Susana Carla Durao Ferreira De Oliveira are the beneficial owners.

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.