

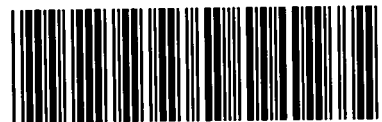
Company Registration No. 05315653 (England and Wales)

GGT ESTATES LIMITED

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

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GGT ESTATES LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2022

The directors are responsible for preparing the 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 of 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 judgements 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.

GGT ESTATES LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 31 DECEMBER 2022**

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	3		1,500		1,364,980
Investment properties	4		57,606,452		70,474,599
Investments	5		2,388		2,388
			<u>57,610,340</u>		<u>71,841,967</u>
Current assets					
Debtors	7	53,553		10,131,479	
Cash at bank and in hand		1,988,054		17,202,195	
			<u>2,041,607</u>		<u>27,333,674</u>
Creditors: amounts falling due within one year	8	(11,474,084)		(54,731,324)	
Net current liabilities			<u>(9,432,477)</u>		<u>(27,397,650)</u>
Total assets less current liabilities			48,177,863		44,444,317
Creditors: amounts falling due after more than one year	9		(25,912,379)		(24,272,000)
Provisions for liabilities	10		(1,129,737)		(921,014)
Net assets			<u>21,135,747</u>		<u>19,251,303</u>
Capital and reserves					
Called up share capital	11		100		100
Other reserves	12		(554,009)		3,850,235
Profit and loss reserves	12		21,689,656		15,400,968
Total equity			<u>21,135,747</u>		<u>19,251,303</u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

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

The financial statements were approved by the board of directors and authorised for issue on 11/09/23 and are signed on its behalf by:

G R Obee
.....

Mr G R Obee
Director

GGT ESTATES LIMITED

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

1 Accounting policies

Company information

GGT Estates Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is Unit T, Lakesview International Business Park, Hersden, Canterbury, Kent, CT3 4GP.

Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

Going concern

At the year-end date, the company held net current liabilities of £9,432,477. However, included within current liabilities is £8,548,694 owed to the directors. The directors have indicated that they have no plans to recall this liability in the immediate future and will continue to financially support the company for a period of at least 12 months from the date of signing these financial statements. After considering all of the above, at the time of approving the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Turnover

Turnover is recognised at the fair value of the consideration received or receivable for services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the letting of property is recognised in the period to which it relates.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold land and buildings	Not depreciated
Plant and machinery	50% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

GGT ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies (Continued)

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Fixed asset investments

Interests in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include deposits held at call with banks.

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.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price.

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.

GGT ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies (Continued)

Basic financial liabilities

Basic financial liabilities, including trade and other creditors, bank and other loans, are initially recognised at transaction price.

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

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For investment properties measured at fair value deferred tax is measured using the tax rates and allowances that are expected to apply on the sale of the asset or property.

Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

Retirement benefits

For defined contribution schemes the amount charged to profit or loss is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

GGT ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2022 Number	2021 Number
Total	3	-

3 Tangible fixed assets

	Land and buildings £	Plant and machinery etc £	Total £
Cost			
At 1 January 2022	1,363,408	3,144	1,366,552
Additions	34,481	3,000	37,481
Transfers	(1,397,889)	-	(1,397,889)
At 31 December 2022	-	6,144	6,144
Depreciation			
At 1 January 2022	-	1,572	1,572
Depreciation charged in the year	-	3,072	3,072
At 31 December 2022	-	4,644	4,644
Carrying amount			
At 31 December 2022	-	1,500	1,500
At 31 December 2021	1,363,408	1,572	1,364,980

4 Investment property

	2022 £
Fair value	
At 1 January 2022	70,474,599
Additions	7,978,744
Transfers	1,397,889
Disposals	(22,244,780)
At 31 December 2022	57,606,452

Investment property comprises freehold property. The fair value has been arrived at by the directors with reference to the open market value by reference to transaction prices for similar property transactions.

GGT ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

4 Investment property (Continued)

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2022 £	2021 £
Cost	57,681,145	65,939,335
Accumulated depreciation	-	-
Carrying amount	<u>57,681,145</u>	<u>65,939,335</u>

5 Fixed asset investments

	2022 £	2021 £
Shares in group undertakings	<u>2,388</u>	<u>2,388</u>

Movements in fixed asset investments

	Shares in group undertakings £
Cost	
At 1 January 2022 & 31 December 2022	<u>2,388</u>
Carrying amount	
At 31 December 2022	<u>2,388</u>
At 31 December 2021	<u>2,388</u>

6 Subsidiaries

Details of the company's subsidiaries at 31 December 2022 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct
Royal Tunbridge Wells Business Park Management Limited	St James's House, 8 Overcliffe, Gravesend, Kent, DA11 0HJ	Dormant	Ordinary shares	100.00

GGT ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

7 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	25,000	(287,727)
Other debtors	28,553	10,419,206
	<u>53,553</u>	<u>10,131,479</u>

8 Creditors: amounts falling due within one year

	2022 £	2021 £
Bank loans	200,000	-
Trade creditors	35,549	181,899
Taxation and social security	1,107,192	691,844
Directors' current accounts	8,548,694	50,084,269
Other creditors	1,582,649	3,773,312
	<u>11,474,084</u>	<u>54,731,324</u>

The bank loans are secured by fixed charges including negative pledges in favour of the bank over the properties to which they relate.

Included within other creditors is £624,000 (2021: £624,000) in respect of a loan. The loan is secured by fixed charges including negative pledges in favour of Toyota Financial Services (UK) PLC over the properties to which they relate.

9 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Bank loans	764,379	-
Other borrowings	25,148,000	24,272,000
	<u>25,912,379</u>	<u>24,272,000</u>

The bank loans are secured by fixed charges including negative pledges in favour of the bank over the properties to which they relate.

Included within other borrowings is £23,648,000 (2021: £24,272,000) in respect of a loan. The loan is secured by fixed charges including negative pledges in favour of Toyota Financial Services (UK) PLC over the properties to which they relate.

GGT ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

9 Creditors: amounts falling due after more than one year (Continued)

Creditors which fall due after five years are as follows:

	2022 £	2021 £
Payable by instalments	21,152,000	21,776,000

10 Provisions for liabilities

	2022 £	2021 £
Deferred tax liabilities	1,129,737	921,014

11 Called up share capital

	2022 Number	2021 Number	2022 £	2021 £
Ordinary share capital Issued and fully paid				
Ordinary A of £1 each	40	40	40	40
Ordinary B of £1 each	40	40	40	40
Ordinary C of £1 each	20	20	20	20
	100	100	100	100

All share classes are entitled to one vote on a written resolution.

All share classes rank pari passu in respect of dividend distributions, however, a dividend distribution may be declared on one or several classes of shares to the exclusion of any class or classes and dividends at different rates may be declared on the respective classes of shares.

In the event of a capital distributions or the winding up of the company, all share classes rank pari passu.

12 Reserves

Other reserves

The cumulative fair value gains and losses in respect of investment properties, inclusive of deferred tax.

Profit and loss reserves

Cumulative profit and loss net of distributions to owners.

13 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Claire M Ralph FCCA.

The statutory auditor was The Carley Partnership.