

Unaudited Financial Statements for the Year Ended 30 September 2021

for

Cignia UK Properties Limited

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for the Year Ended 30 September 2021

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DIRECTORS:

R Dangoor
E Dangoor
R Samra

REGISTERED OFFICE:

26 Cleveland Gardens
London
W2 6DE

REGISTERED NUMBER:

05410139 (England and Wales)

ACCOUNTANTS:

J.D. Bregman & Co Limited
First Floor
Spitalfields House
Stirling Way
Borehamwood
Hertfordshire
WD6 2FX

Balance Sheet
30 September 2021

	Notes	30.9.21 £	30.9.20 £
FIXED ASSETS			
Property, plant and equipment	4	48,123	38,854
Investment property	5	<u>24,774,806</u>	<u>18,448,648</u>
		<u>24,822,929</u>	<u>18,487,502</u>
CURRENT ASSETS			
Debtors	6	1,613,143	2,059,660
Cash at bank and in hand		<u>379,654</u>	<u>727,797</u>
		1,992,797	2,787,457
CREDITORS			
Amounts falling due within one year	7	<u>(5,901,923)</u>	<u>(3,074,613)</u>
NET CURRENT LIABILITIES		<u>(3,909,126)</u>	<u>(287,156)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		20,913,803	18,200,346
CREDITORS			
Amounts falling due after more than one year	8	(9,627,822)	(6,719,301)
PROVISIONS FOR LIABILITIES		<u>(1,518,368)</u>	<u>(1,518,368)</u>
NET ASSETS		<u>9,767,613</u>	<u>9,962,677</u>
CAPITAL AND RESERVES			
Called up share capital	10	100	100
Fair value reserve		6,073,472	6,073,472
Retained earnings		<u>3,694,041</u>	<u>3,889,105</u>
SHAREHOLDERS' FUNDS		<u>9,767,613</u>	<u>9,962,677</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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 Board of Directors and authorised for issue on 29 June 2022 and were signed on its behalf by:

R Samra - Director

Notes to the Financial Statements
for the Year Ended 30 September 2021

1. **STATUTORY INFORMATION**

Cignia UK 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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 as modified by the revaluation of certain assets.

Turnover

Turnover comprises the fair value of the consideration received and receivable for rent and sale of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

Fixtures and fittings - 25% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

2. ACCOUNTING POLICIES - continued

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 debtors 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. Financial assets classified as receivable within one year are not amortised.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Basic financial liabilities

Basic financial liabilities, including creditors, 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts 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 creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

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.

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

2. **ACCOUNTING POLICIES - continued**

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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2020 - 3) .

4. **PROPERTY, PLANT AND EQUIPMENT**

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 October 2020	267,594	-	267,594
Additions	24,101	1,209	25,310
At 30 September 2021	291,695	1,209	292,904
DEPRECIATION			
At 1 October 2020	228,740	-	228,740
Charge for year	15,690	351	16,041
At 30 September 2021	244,430	351	244,781
NET BOOK VALUE			
At 30 September 2021	47,265	858	48,123
At 30 September 2020	38,854	-	38,854

5. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 October 2020	18,448,648
Additions	6,326,158
At 30 September 2021	24,774,806
NET BOOK VALUE	
At 30 September 2021	24,774,806
At 30 September 2020	18,448,648

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

5. INVESTMENT PROPERTY - continued

Fair value at 30 September 2021 is represented by:

	£
Valuation in 2018	7,591,840
Cost	17,182,966
	<u>24,774,806</u>

The properties have been valued by the directors at their fair value of £24,774,806 at the year end.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.21	30.9.20
	£	£
Other debtors	1,606,018	2,034,698
Prepayments	7,125	24,962
	<u>1,613,143</u>	<u>2,059,660</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.21	30.9.20
	£	£
Bank loans and overdrafts	45,997	32,664
Trade creditors	237,788	132,590
Tax	160,576	197,921
Other creditors	5,435,202	2,702,318
Accruals and deferred income	22,360	9,120
	<u>5,901,923</u>	<u>3,074,613</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	30.9.21	30.9.20
	£	£
Bank loans - 1-2 years	6,627,822	6,719,301
Directors' loan accounts	3,000,000	-
	<u>9,627,822</u>	<u>6,719,301</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	30.9.21	30.9.20
	£	£
Bank loans	<u>6,673,819</u>	<u>6,751,965</u>

Bank loans are denominated in pound sterling with a nominal interest rate of LIBOR+2%. The loan of £6,010,000 is repayable in one sum in September 2023. The loan of £490,000 is repayable by sixty instalments by September 2023. The bank loans are secured by legal mortgages over the investment properties.

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

10. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.9.21 £	30.9.20 £
100	Ordinary share	£1	<u>100</u>	<u>100</u>

11. **RELATED PARTY DISCLOSURES**

Included in creditors amounts falling due within one year is an amount of £5,300,953 (2020: £2,700,000) owed to a related company with common directors and shareholders.

Included in debtors amounts falling due within one year is an amount of £1,556,018 (2020: £1,973,217) owed by related companies with common directors.

12. **COVID-19**

The Covid-19 pandemic continued during the accounting period. The directors have carefully considered the likely effect of the Covid-19 pandemic on the future performance of the company and consider that it is likely to have an adverse impact on this. However, the directors consider that the company has sufficient resources to enable it to remain in business for the foreseeable future.

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.