

Company registration number 05876575 (England and Wales)

**ANGELREALM LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**  
**PAGES FOR FILING WITH REGISTRAR**

# ANGELREALM LIMITED

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# ANGELREALM LIMITED

## BALANCE SHEET

AS AT 30 SEPTEMBER 2022

		2022		2021	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Investments	3		54		54
<b>Current assets</b>					
Stocks	4	5,461,158		2,810,390	
Debtors	5	1,978,592		1,346,039	
Cash at bank and in hand		3,378		3,826	
		<u>7,443,128</u>		<u>4,160,255</u>	
<b>Creditors: amounts falling due within one year</b>	6	<u>(9,806,578)</u>		<u>(3,537,169)</u>	
<b>Net current (liabilities)/assets</b>			<u>(2,363,450)</u>		<u>623,086</u>
<b>Total assets less current liabilities</b>			<u>(2,363,396)</u>		<u>623,140</u>
<b>Creditors: amounts falling due after more than one year</b>	7		-		(2,929,316)
<b>Net liabilities</b>			<u>(2,363,396)</u>		<u>(2,306,176)</u>
<b>Capital and reserves</b>					
Called up share capital			100		100
Profit and loss reserves			<u>(2,363,496)</u>		<u>(2,306,276)</u>
<b>Total equity</b>			<u>(2,363,396)</u>		<u>(2,306,176)</u>

The directors of the company have elected not to include a copy of the profit and loss account 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 28 June 2023 and are signed on its behalf by:

M Omirou  
Director

Company Registration No. 05876575

# ANGELREALM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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### **1 Accounting policies**

#### **Company information**

Angelrealm Limited is a private company limited by shares incorporated in England and Wales. The registered office is 29 York Street, London, United Kingdom, W1H 1EZ.

#### **1.1 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 certain financial instruments at fair value.

#### **1.2 Preparation of consolidated financial statements**

The financial statements contain information about Angelrealm Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertaking are included by full consolidation in the consolidated financial statements of its ultimate parent, RST Residential Investments Limited, whose registered office is 29 York Street, London, England, W1H 1EZ and its principal place of business is 1 Frederick Place, London N8 8AF.

#### **1.3 Going concern**

The financial statements have been prepared on the going concern basis, notwithstanding net liabilities of £2,363,396 (2021: £2,306,176) which the directors believe to be appropriate for the following reasons. The company is reliant on a blend of external finance and funds available from other companies within the group. The directors are confident that both external lenders and other group companies will continue to support the company. Where the company is reliant on funds provided to it by other companies within the group, those companies have provided the company with an undertaking that they will, for at least 12 months from the date of approval of these financial statements, continue to make available such funds as are needed by the company and in particular will not seek repayment of the amounts currently made available. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The directors have carried out their assessment of going concern and taking into account the economic conditions and possible changes in trading performance, alongside the facts noted above, they have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern. For example, the extent of the impact of coronavirus is unclear and it is difficult to evaluate all the potential implications on the company's trade, customers, suppliers and the wider economy.

#### **1.4 Turnover**

Turnover is measured at the fair value of the consideration received or receivable from the sale of developed residential and commercial property and other related income. Turnover from property sales is recognised at the date of legal completion of the sale.

# ANGELREALM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 1 Accounting policies

(Continued)

#### 1.5 Stocks

Stock represents property acquired costs in relation to property development. The resultant stock and work in progress is valued at the lower of cost or net realisable value. Cost comprises the acquisition cost of the land and buildings, together with related legal and professional costs, development and borrowing costs.

In considering net realisable value, it is assumed that developments will be completed and sold in the ordinary course of business and not placed on the market for immediate sale in their current state of development.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

#### 1.6 Trade and other debtors

Trade and other debtors are measured at transaction price less any impairment unless the arrangement constitutes a financing transaction in which case the transaction is measured at the present value of the future receipts discounted at the prevailing market rate of interest. Loans are initially measured at fair value and are subsequently measured at amortised cost using the effective interest method less any impairment.

#### Trade and other creditors

Trade and other creditors are measured at their transaction price unless the arrangement constitutes a financing transaction in which case the transaction is measured at present value of future payments discounted at prevailing market rate of interest. Other financial liabilities are initially measured at fair value net of their transaction costs. They are subsequently measured at amortised cost using the effective interest method.

#### 1.7 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

#### Current tax

Current tax is recognised for the amount of income tax payable in respect of the taxable profit for the current or past reporting periods using tax rates that have been enacted or substantively enacted by the reporting date.

#### Deferred tax

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against future taxable profits or against the reversal of deferred tax liabilities. Deferred tax relating to a non-depreciable asset that is measured using the revaluation model, or to investment properties measured at fair value, is measured using the tax rates and allowances that apply to the sale of the asset.

Deferred tax is calculated using tax rates that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

#### 1.8 Investment in subsidiaries

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.

# ANGELREALM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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### **2 Judgements and key sources of estimation uncertainty**

The preparation of financial statements requires management to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on a continuing basis. Revisions to accounting estimates are recognised in the year in which the estimate is revised if the revision affects only that year, or in the year of the revision and future years if the revision affects both current and future years.

The key judgements and sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below.

#### **Funding arrangements**

Management has assessed the substance of the development funding agreements and consider them to be financing arrangements. The sums advanced under these agreements are therefore included in creditors. Management has estimated, at the balance sheet date, future cash flows as per the project development plans and budgets and will continue to review and revise them as appropriate.

#### **Profit recognition**

Stock consists of the acquisition cost of the land and buildings, together with related legal and professional costs, development and borrowing costs which is recorded as incurred during a project. An apportionment of stock is transferred to the profit and loss account when properties are sold on a project. The proportion of stock transferred is calculated so as to achieve a consistent margin across each individual project and is reliant on management's estimation of the total selling price. Estimation of the selling price is subject to significant inherent uncertainties, in particular the prediction of future trends in the value of property.

Whilst the Directors exercise due care and attention to make reasonable estimates, taking into account all available information in estimating the future selling price, the estimates may differ from the actual selling prices achieved in future periods.

With the exception of the estimate described above, the directors consider that there are no other significant judgements or estimates in the preparation of these financial statements.

# ANGELREALM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 3 Fixed asset investments

	2022 £	2021 £
Shares in group undertakings and participating interests	54	54

#### Movements in fixed asset investments

	Shares in group undertakings £
<b>Cost or valuation</b>	
At 1 October 2021 & 30 September 2022	54
<b>Carrying amount</b>	
At 30 September 2022	54
At 30 September 2021	54

### 4 Stocks

	2022 £	2021 £
Stocks	5,461,158	2,810,390

During the year finance costs capitalised in respect of the development amounted to £591,246 (2021: £355,524). At the year end capitalised finance costs included within stock totalled £954,845 (2021: £363,599).

### 5 Debtors

	2022 £	2021 £
<b>Amounts falling due within one year:</b>		
Amounts owed by group undertakings	1,728,097	1,195,510
Other debtors	2,558	12,818
	1,730,655	1,208,328
<b>Amounts falling due after more than one year:</b>		
Deferred tax asset	247,937	137,711
<b>Total debtors</b>	1,978,592	1,346,039

# ANGELREALM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 6 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	33,390	12,334
Amounts owed to group undertakings	3,580,959	3,437,073
Other creditors	6,192,229	87,762
	<u>9,806,578</u>	<u>3,537,169</u>

### 7 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Other creditors	-	2,929,316
	<u>-</u>	<u>2,929,316</u>

### 8 Secured debt

The following secured debts are included within creditors;

	2022 £	2021 £
Loans from group undertakings and related parties	3,414,430	3,326,838
Other loans	5,933,787	2,929,316
	<u>9,348,217</u>	<u>6,256,154</u>
Payable within one year	9,348,217	3,326,838
Payable after one year	-	2,929,316
	<u>-</u>	<u>2,929,316</u>

The loan from another group company is secured by a first and second debenture over the company's assets.

Within other creditors above there are other loans of £5,933,787 which are secured by a first and third legal charge over the property known as Land on the West side of the Metropole Hotel Padstow PL28 8DB, and a personal guarantee provided by one of the directors.

### 9 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 Alison Nayler BSc FCA and the auditor was Azets Audit Services.

## **ANGELREALM LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 30 SEPTEMBER 2022***

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**10 Related party transactions**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

**11 Ultimate parent company**

The directors regard RST Residential Investments Limited as the ultimate parent company. RST1 South West Group Limited is the immediate parent company. The registered offices of the immediate and the ultimate parent companies is 29 York Street, London, England, W1H 1EZ. The largest group of undertakings for which group accounts have been drawn up is that headed by RST Residential Investments Limited. Copies of the group financial statements may be obtained from Companies House.

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.