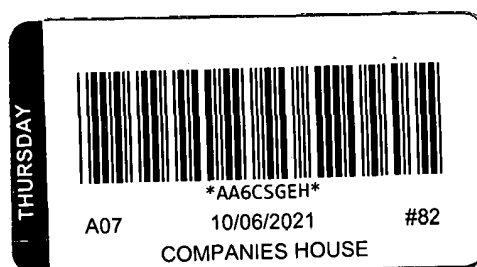


Registered number  
06188983

NOS 6 LIMITED

Annual report and financial statements

31 December 2020



**NOS 6 LIMITED**  
**Annual report and financial statements**  
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## **NOS 6 LIMITED**

**Registered number: 06188983**

### **Directors' Report**

The directors present their report and financial statements for the 15 month period ended 31 December 2020.

#### **Principal activities**

During the 15 months ended 31 December 2020 the company's principal activity was the operation and receipt of rental income from its investment properties.

#### ***REIT regime***

On 11 May 2007 the company joined the UK Real Estate Investment Trust (REIT) regime. Election to the REIT regime gives tax exempt status in respect of rental profits generated from the exempt property investment business and capital gains tax on the sale of investment properties provided certain conditions are met. The company left the REIT regime with effect from 1 October 2018. Leaving the REIT regime has no immediate impact as since leaving the regime the company has not had any tax liability due to losses being made.

#### **Year end**

In December 2020 the Company's accounting reference date was changed from 30 September to 31 December, to accord with the Company's holding company. These financial statements report on the 15 months to 31 December 2020, with comparative figures for the year to 30 September 2019. As these two periods are not of equal length, they are not directly comparative. Future statements will report on 12 months periods to 31 December.

#### **Results and dividends**

The company's profit before and after taxation amounted to £ 47,794 (2019 loss - £ 466,986)

No dividend was declared and paid during the period (2019 - £nil).

#### **Directors**

The following persons served as directors during the 15 month period:

Stephen John East (Resigned 4 October 2019)

Nicholas John Vetch (Resigned 4 October 2019)

Rupert Peter Wallman (Resigned 4 October 2019)

Jonathan Ottley Short (Resigned 4 October 2019)

Charles Duncan Soukup (Appointed 4 October 2019)

Gareth Maitland Edwards (Appointed 4 October 2019)

William Alexander Heaney (Appointed 25 March 2019)

All of the directors benefited from qualifying third party indemnity provisions in place during the financial year and at the date of this report.

#### **Post balance sheet events and future developments**

No property sales have taken place since the period end.

**NOS 6 LIMITED****Registered number: 06188983****Directors' Report****Statement of directors' responsibilities in respect of the Strategic Report, the Directors' Report and the Financial Statements**

The directors are responsible for preparing the Strategic Report, 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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK*.

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 estimates that are reasonable and prudent ;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

**Disclosure of information to the auditor**

Each person who was a director at the time this report was approved confirms that:

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware; and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

**Auditor**

A resolution was passed at the Annual General Meeting to re-appoint Jeffreys Henry LLP as auditors.

This report was approved by the board on 3 June 2021 and signed by its order.

W A Heaney  
Secretary

Eastleigh Court  
Bishopstrow  
Warminster  
BA12 9HW

**NOS 6 LIMITED****Registered number: 06188983****Strategic Report****Review of business**

The company's profit before and after taxation amounted to £ 47,794 (2019 loss - £ 466,986). This movement from loss to profit was due to the reduction in administrative expenses from £ 379,646 in the previous period to £7,916 in the current period, and the loss on sale of properties in the previous period of £163,661 did not arise in the current period as there were no property sales.

**Going concern**

The directors have considered the current position and outlook for the company and are satisfied that it remains appropriate to prepare the financial statements on a going concern basis. Further details are set out in the Alina Holdings plc annual report. Note 17 shows the contact details for Alina Holdings plc.

**Principal risks and uncertainties**

A description of the principal risks and uncertainties relevant to the company is given in the parent company's Annual Report.

This report was approved by the board on 3 June 2021 and signed by its order.

W A Heaney  
Secretary

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NOS 6 LIMITED**

## **Opinion**

We have audited the financial statements of NOS 6 Limited (the 'company') for the period ended 31 December 2020 which comprise the income statement, the statement of financial position, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2019 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

## **Other information**

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NOS 6 LIMITED**

## **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements

## **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors are not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report.

## **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement as set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

## **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

## **The extent to which the audit was considered capable of detecting irregularities including fraud**

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the senior statutory auditor ensured the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company.

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NOS 6 LIMITED**

- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 2 were indicative of potential bias;
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- Obtaining confirmation of compliance from the company's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

### **Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

**Sanjay Parmer (Senior Statutory Auditor)**  
**for and on behalf of Jeffreys Henry, Statutory Auditor**  
*Chartered Accountants*  
Statutory Auditor  
*Finsgate*  
*5-7 Cranwood Street*  
*London*  
*EC1V 9EE*  
3 June 2021



**NOS 6 LIMITED****Registered number: 06188983****Income Statement****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019**

	Notes	2020 £	2019 £
Turnover	3	55,690	87,165
Administrative expenses		(7,916)	(379,646)
Operating profit/(loss)		<u>47,774</u>	<u>(292,481)</u>
Loss on sale of investment properties		-	(163,661)
Loss on revaluation of investment property		-	(11,080)
Net financing income	5	20	236
Profit/(loss) on ordinary activities before taxation		<u>47,794</u>	<u>(466,986)</u>
Tax on loss	6	-	-
Profit/(loss) for the period		<u><u>47,794</u></u>	<u><u>(466,986)</u></u>

The company has no recognised gains and losses other than those included above and therefore no separate statement of other comprehensive income has been presented.

All results arise from continuing activities.

The accompanying notes on pages 9 to 17 form an integral part of these financial statements.

**NOS 6 LIMITED****Registered number: 06188983****Statement of Financial Position****as at 31 December 2020****with comparative figures at 30 September 2019**

	Notes	2020 £	2019 £
<b>Current assets</b>			
Investment properties held for sale	8	330,220	330,220
Debtors	9	26,273	98,659
Cash at bank and in hand		<u>168,264</u>	<u>174,561</u>
		524,757	603,440
<b>Creditors: amounts falling due within one year</b>	10	(205,385)	(331,862)
<b>Net current assets</b>		<u>319,372</u>	<u>271,578</u>
<b>Net assets</b>		<u><u>319,372</u></u>	<u><u>271,578</u></u>
<b>Capital and reserves</b>			
Share capital	12	6,750,000	6,750,000
Profit and loss account		(6,430,628)	(6,478,422)
<b>Total equity</b>		<u><u>319,372</u></u>	<u><u>271,578</u></u>

W A Heaney

Director

Approved by the board on 3 June 2021



The accompanying notes on pages 9 to 17 form an integral part of these financial statements.

**NOS 6 LIMITED****Registered number: 06188983****Statement of Changes in Equity****for the period from 1 October 2019 to 31 December 2020**

	Share capital	Profit and loss account	Total
	£	£	£
At 1 October 2018	6,750,000	(6,011,436)	738,564
Loss for the financial year	-	(466,986)	(466,986)
At 30 September 2019	<u>6,750,000</u>	<u>(6,478,422)</u>	<u>271,578</u>
Loss for the financial period	-	47,794	47,794
At 31 December 2020	<u>6,750,000</u>	<u>(6,430,628)</u>	<u>319,372</u>

The accompanying notes on pages 9 to 17 form an integral part of these financial statements.

**NOS 6 LIMITED****Registered number: 06188983****Notes to the financial statements****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019****1 Summary of significant accounting policies**

NOS 6 Limited (the “company”) is a private company incorporated, domiciled and registered in England and Wales. The registered number is 06188983, and the registered address is Eastleigh Court, Bishopstrow, Warminster, England BA12 9HW.

***Basis of preparation***

These financial statements were prepared in accordance with Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK (“FRS 102”). The presentation currency of these financial statements is sterling.

The company’s ultimate parent undertaking at 31 December 2020, Alina Holdings plc (formerly The Local Shopping REIT plc) includes the company in its consolidated financial statements. The consolidated financial statements of Alina Holdings plc are available to the public and may be obtained from The Secretary, Eastleigh Court, Bishopstrow, Warminster, England BA12 9HW. In these financial statements, the company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to end of the period.
- Cash Flow Statement and related notes.
- Key Management Personnel compensation; and
- Related party transactions with members of the group as per FRS 102 section 33.11.

As the consolidated financial statements of Alina Holdings plc include the equivalent disclosures, the company has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- The disclosures required by FRS 102.33 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within fair value accounting rules of paragraph 36(4) of Schedule 1.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 2.

***Going concern***

The directors have considered the current position and outlook for the company and are satisfied that it remains appropriate to prepare the financial statements on a going concern basis. Further details are set out in the Alina Holdings plc annual report. Note 17 shows the contact details for Alina Holdings plc.

## **NOS 6 LIMITED**

**Registered number: 06188983**

### **Notes to the financial statements**

**for the period from 1 October 2019 to 31 December 2020**

**with comparative figures for the year ended 30 September 2019**

#### ***1.1 Measurement convention***

The financial statements are prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value: investment properties held for sale.

#### ***1.2 Classification of financial instruments issued by the company***

In accordance with FRS 102.22, financial instruments issued by the company are treated as equity only to the extent that they meet the following two conditions:

(a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and

(b) where the instrument will or may be settled in the company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the company's own equity instruments or is a derivative that will be settled by the company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

#### ***1.3 Debtors***

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts.

Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

#### ***1.4 Creditors***

Short term creditors are measured at transaction price (which is usually the invoice price).

Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

#### ***1.5 Impairment***

##### ***Financial assets (including trade and other debtors)***

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss is reversed if and only if the reasons for the impairment have ceased to apply.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

**NOS 6 LIMITED****Registered number: 06188983****Notes to the financial statements****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019****1.6 Provisions**

A provision is recognised in the balance sheet when the company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

**1.7 Turnover**

Turnover is measured at the monetary value of rent receivable apportioned on a straight line basis over the length of each individual lease, net of value added taxes.

**1.8 Taxation**

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

The Company was previously taxed under the REIT regime; this was discontinued with effect from 1 October 2018.

**1.9 Investment property**

Investment properties are those properties owned by the Company that are held to earn rental income or for capital appreciation or both and are not occupied by the Company.

Investment properties are revalued to market value at the end of each reporting period. Market value is defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Investment properties are treated as acquired at the point the Company assumes the significant risks and returns of ownership. Subsequent expenditure is charged to the asset's carrying value only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of each item can be reliably measured. All other repairs and maintenance costs are charged to the Income Statement during the period in which they are incurred.

**1.10 Investment properties held for sale**

Investment properties held for sale are included in the Balance Sheet at their fair value less estimated sales costs.

An investment property is reclassified from a non-current asset to a current asset held for sale if its carrying amount will be recovered principally through a sale transaction rather than through continuing use.

The asset must be available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such assets and its sale must be highly probable as at the year end.

**NOS 6 LIMITED**

**Registered number: 06188983**

**Notes to the financial statements**

**for the period from 1 October 2019 to 31 December 2020**

**with comparative figures for the year ended 30 September 2019**

**2. Critical accounting estimates and judgements**

To be able to prepare accounts according to generally accepted accounting principles, management must make estimates and assumptions that affect the asset and liability items and revenue and expense amounts recorded in the financial statements. These estimates are based on historical experience and various other assumptions that management and the Board of directors believe are reasonable under the circumstances. The results of these considerations form the basis for making judgements about the carrying value of assets and liabilities that are not readily available from other sources.

The areas requiring the use of estimates and judgements that may significantly impact the Company's earnings and financial position include the estimation of the fair value of investment properties as set out in notes 7.

**NOS 6 LIMITED****Registered number: 06188983****Notes to the financial statements****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019**

<b>3 Analysis of turnover</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Rental income	<u>55,690</u>	<u>87,165</u>
By geographical market:		
UK	<u>55,690</u>	<u>87,165</u>
<b>4 Expenses and auditor's remuneration</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Included in the loss are the following:		
Fair value adjustments for investment properties	<u>-</u>	<u>(11,080)</u>
The audit fee and other fees paid to the company's auditor are borne by the company's parent company and disclosed in those financial statements. The total group audit fee was £35,000 (2019 :£56,000).		
<b>5 Net financing income</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Interest receivable	<u>20</u>	<u>236</u>
Financing income	<u>20</u>	<u>236</u>
Financing expenses	<u>-</u>	<u>-</u>
	<u>20</u>	<u>236</u>



**NOS 6 LIMITED****Registered number: 06188983****Notes to the financial statements****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019**

<b>6 Taxation</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Analysis of charge in period</b>		
Tax on loss	-	-
<b>Factors affecting tax charge for period</b>		
The differences between the tax assessed for the period and the standard rate of corporation tax are explained as follows:		
	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Profit/(Loss) before tax	47,794	(466,986)
Standard rate of corporation tax in the UK	19.0%	19.0%
	<b>£</b>	<b>£</b>
Profit/(Loss) multiplied by the standard rate of corporation tax	9,081	(88,727)
Effects of:		
Expenses not deductible for tax purposes	456	33,201
Group relief		(45)
Losses available for carry forward		55,571
Loss relief brought forward	(9,537)	-
Current tax charge for period	-	-

**Factors that may affect future tax charges**

From 11 May 2007, the company had elected to join the UK REIT regime. On 1 October 2018 the company exited the UK REIT regime. As a result, the company was exempt from corporation tax on the profits and gains from its property investment business until 1 October 2018, provided it met certain conditions. Non-qualifying profits and gains of the company (the residual business) until 1 October 2018 were subject to corporation tax. The directors consider that all the rental income post 11 May 2007 until 1 October 2018 originated from the company's tax exempt business.

Due to profits and gains meeting the UK REIT conditions during its membership of the REIT regime, and the availability of losses since 1 October 2018, no provision for corporation tax has been made in these financial statements.

**NOS 6 LIMITED****Registered number: 06188983****Notes to the financial statements****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019****7 Investment properties**

	2020	2019
	£	£
<b>Valuation</b>		
At 1 October 2019	-	-
Net transfers from/to held for sale assets	-	8,294,938
Movement in fair value of investment properties	-	(11,081)
Disposals	-	(8,283,857)
At 31 December 2020	<u>-</u>	<u>-</u>

The Company is part of the Alina Holdings Limited group of companies ("the Group"), details of which can be found in note 17. The Group comprises Alina Holdings Limited and its wholly owned property owning subsidiaries, one of which is the Company. Allsop LLP, a firm of independent chartered surveyors valued the Group's property portfolio at 30 September 2018 and 31 March 2019. On each of these dates Allsop LLP performed a full valuation of 25% of the Group's properties (including site inspections) and a desktop valuation of the remainder, such that all properties owned by the Group are inspected and valued over the two-year period. The valuations, using assumptions regarding yield rates, void levels and comparable market transactions, were undertaken in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation Standards on the basis of market value. Market value is defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In July 2019 Allsop LLP provided a full valuation (including site visits) on all the properties then held by the Group. In the light of that valuation, for the 30 September 2019 financial statements the Company had desktop valuations prepared by Allsop LLP for all the properties in the portfolio at that date, except for three properties which were considered to be held for sale and were therefore valued at their expected sale price less sales costs.

During the six months' period to 31 March 2020 sales were completed on two properties considered at 30 September 2019 to be held for sale.

In view of the market uncertainty and the operational restrictions arising from the COVID-19 outbreak, the directors did not consider it appropriate to carry out a fresh valuation of the property portfolio at 31 March 2020. The six properties contained in the portfolio therefore continued to be recognised at 31 March 2020 in the financial statements at their holding value in the Group's financial statements at 30 September 2019.

The six property assets held at 30 September 2020 were valued at that date by Allsop LLP. In line with the Group's established valuation policy, two of the larger assets were subject to full RICS valuations, including site inspections, with the remainder subject to desktop updates of their previous carrying values.

In view of the proximity in time to the September valuations, and the operational restrictions arising from the COVID-19 outbreak the Directors did not consider it appropriate to carry out a fresh valuation of the property portfolio at 31 December 2020. The properties contained in the portfolio therefore continue to be recognised at 31 December 2020 at their holding value in the Group's financial statements at 30 September 2020. The directors consider that there has not been any significant change in value between 30 September 2020 and 31 December 2020, and accordingly the 30 September 2020 valuations have been used in these financial statements. Of the six properties in the portfolio, one property held by the Group is considered to be held for sale and its holding value in the Group's financial statements therefore takes account of agreed pricing and sales costs.

**NOS 6 LIMITED****Registered number: 06188983****Notes to the financial statements****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019**

<b>8 Investment properties held for sale</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Investment properties held for sale	<u>330,220</u>	<u>330,220</u>

The Company's one property held for sale has been valued at its agreed sale price less anticipated sales costs.

<b>9 Debtors</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade debtors	9,410	5,512
Other debtors	7,293	74,366
Prepayments and accrued income	<u>9,570</u>	<u>18,781</u>
	<u>26,273</u>	<u>98,659</u>

<b>10 Creditors: amounts falling due within one year</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade creditors	-	14,168
Amounts owed to group undertakings	154,907	227,088
Other creditors	43,818	86,368
Accruals and deferred income	<u>6,660</u>	<u>4,238</u>
	<u>205,385</u>	<u>331,862</u>

Amounts owed to group undertakings carry no interest and are repayable on demand.

**NOS 6 LIMITED****Registered number: 06188983****Notes to the financial statements****for the period from 1 October 2019 to 31 December 2020****with comparative figures for the year ended 30 September 2019****11 Operating lease arrangements****a) Leases as Lessee**

The Company has no leases where it is a lessee.

**b) Leases as Lessor**

The investment properties are let under operating leases. Future minimum lease payments receivable by the company are receivable as follows:

	2020 £	2019 £
Less than one year	32,669	27,460
Between one and five years	66,701	69,310
More than five years	46,407	34,241
At 31 December 2020	<u>145,777</u>	<u>131,011</u>

12 Share capital	Nominal value	2020 Number	2020 £	2019 £
Allotted, called up and fully paid: Ordinary shares	£1 each	1	<u>6,750,000</u>	<u>6,750,000</u>

## **NOS 6 LIMITED**

**Registered number: 06188983**

### **Notes to the financial statements**

**for the period from 1 October 2019 to 31 December 2020**

**with comparative figures for the year ended 30 September 2019**

#### **13 Principal place of business**

The address of the company's principal place of business and registered office is:

Eastleigh Court  
Bishopstrow  
Warminster  
BA12 9HW

#### **17 Ultimate parent company and controlling party**

At 30 September 2019 the immediate parent company was The Local Shopping REIT plc, which is incorporated in England. The ultimate parent company was Thalassa Holdings Limited which is incorporated in the British Virgin Islands. The immediate group in which the results of the company were consolidated was that headed by The Local Shopping REIT plc and the ultimate group in which the results were consolidated was Thalassa Holdings Limited.

In October 2020 The Local Shopping REIT plc resolved to change its name to Alina Holdings PLC and shortly thereafter Thalassa Holdings Limited disposed of its controlling interest in Alina Holdings PLC.

Accordingly, at 31 December 2020 the ultimate and immediate group in which the results are consolidated is Alina Holdings plc.

The consolidated financial statements of both Alina Holdings plc (formerly The Local Shopping REIT plc) and Thalassa Holdings Limited are available to the public and may be obtained from:

Eastleigh Court  
Bishopstrow  
Warminster  
BA12 9HW

There is no ultimate controlling party.