

IONIAN ISLAND PROPERTIES LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 OCTOBER 2019

IONIAN ISLAND PROPERTIES LIMITED

COMPANY INFORMATION

Directors	A Matsoukis D Patrikios
Registered number	08860157
Registered office	Olympia House Armitage Road London NW11 8RQ
Independent auditors	Elman Wall Limited Chartered Accountants & Statutory Auditor 8th Floor Becket House 36 Old Jewry London EC2R 8DD

CONTENTS

	Page
Statement of financial position	1 - 2
Notes to the financial statements	3 - 11

STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2019

	Note	2019 £	2018 £
Fixed assets			
Tangible assets	4	51,193	85,060
Investment property	5	6,655,854	6,244,821
		<u>6,707,047</u>	<u>6,329,881</u>
Current assets			
Debtors: amounts falling due within one year	6	40,735	42,370
Cash at bank and in hand	7	243,321	367,109
		<u>284,056</u>	<u>409,479</u>
Creditors: amounts falling due within one year	8	(813,157)	(477,820)
Net current liabilities		<u>(529,101)</u>	<u>(68,341)</u>
Total assets less current liabilities		<u>6,177,946</u>	<u>6,261,540</u>
Creditors: amounts falling due after more than one year	9	(1,599,984)	(1,781,304)
Provisions for liabilities			
Deferred tax		(92,586)	(77,666)
		<u>(92,586)</u>	<u>(77,666)</u>
Net assets		<u><u>4,485,376</u></u>	<u><u>4,402,570</u></u>
Capital and reserves			
Called up share capital		100	100
Revaluation reserve	12	1,224,098	1,224,098
Profit and loss account	12	3,261,178	3,178,372
		<u><u>4,485,376</u></u>	<u><u>4,402,570</u></u>

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 OCTOBER 2019

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 27 February 2020.

A Matsoukis
Director

The notes on pages 3 to 11 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

General

Ionian Island Properties Limited is a private company limited by shares incorporated in England and Wales. The address of the registered office is given in the company information page of these financial statements.

The principal activity of the company was that of property management.

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

1.2 Revenue

Revenue recognised by the company in respect of rental income receivable and service charges, to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

1.3 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

1.4 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

1.5 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to the size or incidence.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

1. Accounting policies (continued)

1.6 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

1.7 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

1.8 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to their size or incidence.

1.9 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

1. Accounting policies (continued)

1.9 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	-
	Straight line over 5 years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

1.10 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Statement of financial position date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

1.11 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

1.12 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

1.13 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

1. Accounting policies (continued)

1.14 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

1.15 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of comprehensive income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of financial position.

1.16 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2. Dividends

	2019 £	2018 £
IIH Holdings Limited	-	90,000
	<u>-</u>	<u>90,000</u>

At the year end dividends amounting to £nil (2018: £90,000) were payable to IIH Holdings Limited.

3. Exceptional expense

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019

4. Tangible fixed assets

	Fixtures and fittings £
Cost or valuation	
At 1 November 2018	149,406
At 31 October 2019	<u>149,406</u>
Depreciation	
At 1 November 2018	64,346
Charge for the year on owned assets	33,867
At 31 October 2019	<u>98,213</u>
Net book value	
At 31 October 2019	<u>51,193</u>
At 31 October 2018	<u>85,060</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019

5. Investment property

	Freehold investment property £
Valuation	
At 1 November 2018	6,244,821
Additions at cost	411,033
At 31 October 2019	6,655,854
Comprising	
Cost	4,006,080
Annual revaluation surplus/(deficit):	Annual revaluation surplus/(deficit):
Annual revaluation surplus 2015	1,243,920
2019	994,821
Additions	411,033
At 31 October 2019	6,655,854

The 2015 valuations were made by independent Chartered Surveyors, on an open market value for existing use basis. The directors believe that no further revaluation is required of the property as at 31 October 2019.

6. Debtors

	2019 £	2018 £
Trade debtors	12,083	14,400
Other debtors	22,690	24,249
Prepayments and accrued income	5,962	3,721
	40,735	42,370

7. Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	243,321	367,109
	243,321	367,109

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

8. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	152,479	144,194
Trade creditors	119,152	46,267
Amounts owed to group undertakings	355,268	-
Corporation tax	11,879	31,000
Other taxation and social security	-	5,826
Other creditors	159,707	236,239
Accruals and deferred income	14,672	14,294
	<u>813,157</u>	<u>477,820</u>

The bank have a fixed and floating charge over the property in respect of outstanding loans.

9. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	1,599,984	1,781,304
	<u>1,599,984</u>	<u>1,781,304</u>

The bank have a fixed and floating charge over the property in respect of outstanding loans.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

10. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Bank loans	152,479	144,194
	<u>152,479</u>	<u>144,194</u>
Amounts falling due 2-5 years		
Bank loans	817,635	311,473
	<u>817,635</u>	<u>311,473</u>
Amounts falling due after more than 5 years		
Bank loans	782,349	1,469,831
	<u>782,349</u>	<u>1,469,831</u>
	<u>1,752,463</u>	<u>1,925,498</u>

The bank hold a fixed and floating charge over the property in respect of outstanding loans.

11. Financial instruments

	2019 £	2018 £
Financial assets		
Financial assets measured at fair value through profit or loss	<u>243,321</u>	<u>367,109</u>

12. Reserves

Revaluation reserve

Revaluation reserve records the surplus arising on the valuation of property held for own use of the company in prior years.

Profit and loss account

Profit and loss includes all current and prior periods retained profit.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

13. Related party transactions

The Company is exempt from disclosing related party transactions with other 100% owned members of the Group headed by IIH Holdings Limited by virtue of section 33.1A.

14. Controlling party

The Company is a wholly owned subsidiary of IIH Holdings Limited, a company registered in England and Wales. IIH Holdings Limited registered address is Olympia House, Armitage Road, London, NW11 8RQ.

The Company's results are included in the consolidated financial statements of IIH Holdings Limited. Copies of the group financial statements for IIH Holdings Limited can be obtained at Companies House, Crown Way, Cardiff, CF14 3UZ.

The ultimate controlling parties are A Matsoukis and D Patrikios.

15. Auditors' information

The auditors' report on the financial statements for the year ended 31 October 2019 was unqualified.

The audit report was signed on 27 February 2020 by Yasin Khandwalla (Senior statutory auditor) on behalf of Elman Wall Limited.

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.