

IONIAN ISLAND PROPERTIES LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 OCTOBER 2022

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	Xeinadin Audit Limited 8th Floor Becket House 36 Old Jewry London EC2R 8DD
Accountants	Elman Wall Limited 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 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	2	24,626	36,552
Investment property	3	7,122,865	7,094,133
		<u>7,147,491</u>	<u>7,130,685</u>
Current assets			
Debtors: amounts falling due within one year	4	99,784	67,217
Cash at bank and in hand	5	184,368	195,167
		<u>284,152</u>	<u>262,384</u>
Creditors: amounts falling due within one year	6	(608,377)	(540,564)
Net current liabilities		<u>(324,225)</u>	<u>(278,180)</u>
Total assets less current liabilities		<u>6,823,266</u>	<u>6,852,505</u>
Creditors: amounts falling due after more than one year	7	(1,938,013)	(2,090,982)
Provisions for liabilities			
Deferred tax	10	(215,817)	(212,440)
		<u>(215,817)</u>	<u>(212,440)</u>
Net assets		<u>4,669,436</u>	<u>4,549,083</u>
Capital and reserves			
Called up share capital		100	100
Revaluation reserve	11	1,224,098	1,224,098
Profit and loss account	11	3,445,238	3,324,885
		<u>4,669,436</u>	<u>4,549,083</u>

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 OCTOBER 2022

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 by:

.....
A Matsoukis
Director

Date: 3 February 2023

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

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 investment property.

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.

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 profit or loss using the effective interest method.

Finance costs are charged to profit or loss 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 profit or loss in the year in which they are incurred.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

1. Accounting policies (continued)

1.5 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss 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 reporting 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.

1.6 Tangible fixed assets

Tangible fixed assets under the cost model 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.

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 profit or loss.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

1. Accounting policies (continued)

1.7 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 reporting date.

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

Revaluation gains and losses are recognised in other 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.

1.8 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 profit or loss.

1.9 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.

1.10 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.

1.11 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

1. Accounting policies (continued)

1.12 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 profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the reporting 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.

1.13 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. Tangible fixed assets

	Fixtures and fittings £
Cost or valuation	
At 1 November 2021	190,550
Additions	175
At 31 October 2022	<u>190,725</u>
Depreciation	
At 1 November 2021	153,998
Charge for the year on owned assets	12,101
At 31 October 2022	<u>166,099</u>
Net book value	
At 31 October 2022	<u><u>24,626</u></u>
At 31 October 2021	<u><u>36,552</u></u>

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

3. Investment property

	Freehold investment property £
Valuation	
At 1 November 2021	7,094,133
Additions at cost	28,732
At 31 October 2022	7,122,865
Comprising	
Cost	4,006,080
Annual revaluation surplus/(deficit):	Annual revaluation surplus/(deficit):
Annual revaluation surplus 2015	1,243,920
2018, 2019, 2020 and 2021	1,844,133
2022 Additions	28,732
At 31 October 2022	7,122,865

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 2022.

4. Debtors

	2022 £	2021 £
Trade debtors	97,012	64,558
Other debtors	100	100
Prepayments and accrued income	2,672	2,559
	99,784	67,217

5. Cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	184,368	195,167
	184,368	195,167

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

6. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans	170,310	172,251
Trade creditors	59,166	12,172
Amounts owed to group undertakings	198,575	200,489
Corporation tax	25,841	-
Other taxation and social security	12,410	8,026
Other creditors	51,639	39,936
Accruals and deferred income	90,436	107,690
	<u>608,377</u>	<u>540,564</u>

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

In 2021, the company secured a loan of £50,000 through a Coronavirus Bounce Back Loan Scheme. This loan is guaranteed by the UK Government.

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

	2022 £	2021 £
Bank loans	1,299,999	1,467,968
Other loans	638,014	623,014
	<u>1,938,013</u>	<u>2,090,982</u>

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

In 2021, the company secured a loan of £50,000 through a Coronavirus Bounce Back Loan Scheme. This loan is guaranteed by the UK Government.

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

8. Loans

Analysis of the maturity of loans is given below:

	2022 £	2021 £
Amounts falling due within one year		
Bank loans	170,310	172,251
	<u>170,310</u>	<u>172,251</u>
Amounts falling due 2-5 years		
Bank loans	1,299,999	1,126,877
	<u>1,299,999</u>	<u>1,126,877</u>
Amounts falling due after more than 5 years		
Bank loans	-	341,091
Other loans	638,014	623,014
	<u>638,014</u>	<u>964,105</u>
	<u>2,108,323</u>	<u>2,263,233</u>

The bank hold a fixed and floating charge over the property in respect of outstanding loans. In 2021, the company secured a loan of £50,000 through a Coronavirus Bounce Back Loan Scheme. This loan is guaranteed by the UK Government.

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

9. Financial instruments

	2022 £	2021 £
Financial assets		
Financial assets measured at fair value through profit or loss	<u>184,368</u>	<u>195,167</u>

10. Deferred taxation

	2022 £	2021 £
At beginning of year	(212,440)	(128,571)
Charged to profit or loss	<u>(3,377)</u>	<u>(83,869)</u>
At end of year	<u><u>(215,817)</u></u>	<u><u>(212,440)</u></u>

The provision for deferred taxation is made up as follows:

	2022 £	2021 £
Fixed assets timing differences	<u>(215,817)</u>	<u>(212,440)</u>
	<u><u>(215,817)</u></u>	<u><u>(212,440)</u></u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2022**

11. 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.

12. Related party transactions

During the year, the company entered into the following transactions with related parties in respect of rental income:

	2022	2021
	£	£
Entities with joint control	26,000	-

At the year end the company owed £119,574 (2021: £121,489) to Ionian Island Holidays Limited, a fellow subsidiary and £79,000 (2021: £79,000) to IIH Holdings Limited, its ultimate parent company.

The company has taken advantage of the exemption under FRS 102 section 33.1A not to disclosure transactions with companies that are wholly owned within the group.

13. 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.

The ultimate controlling parties are A Matsoukis and D Patrikios.

14. Auditors' information

The auditors' report on the financial statements for the year ended 31 October 2022 was unqualified.

The audit report was signed on 3 February 2023 by Yasin Khandwalla (Senior statutory auditor) on behalf of Xeinadin Audit 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.