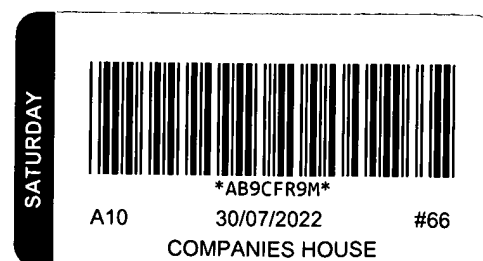


COMPANY REGISTRATION NUMBER: 08996050

EAST LONDON REGENERATION (WALLIS NORTH) LTD
FINANCIAL STATEMENTS
31 OCTOBER 2021

COHEN ARNOLD
Chartered Accountants & Statutory Auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU



EAST LONDON REGENERATION (WALLIS NORTH) LTD
FINANCIAL STATEMENTS
YEAR ENDED 31 OCTOBER 2021

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EAST LONDON REGENERATION (WALLIS NORTH) LTD
OFFICERS AND PROFESSIONAL ADVISERS

THE BOARD OF DIRECTORS

Mr L Rokach
Mr A Beharrell
Mrs T A Borsuk
Mr S Hart

REGISTERED OFFICE

New Burlington House
1075 Finchley Road
London
NW11 0PU

AUDITOR

Cohen Arnold
Chartered Accountants & Statutory Auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

EAST LONDON REGENERATION (WALLIS NORTH) LTD

DIRECTORS' REPORT

YEAR ENDED 31 OCTOBER 2021

The directors present their report and the financial statements of the company for the year ended 31 October 2021.

PRINCIPAL ACTIVITIES

The principal activity of the company is land development, construction and sale of primarily residential property and no change is envisaged in this regard in the immediate future.

DIRECTORS

The directors who served the company during the year were as follows:

Mr L Rokach
Mr A Beharrell
Mrs T A Borsuk
Mr S Hart

RESULTS AND DIVIDENDS

The financial results of the company's activities for the year ended 31 October 2021 are fully reflected in the attached financial statements together with the notes thereon.

The directors do not recommend the payment of a dividend in the year under review.

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 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 judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

EAST LONDON REGENERATION (WALLIS NORTH) LTD

DIRECTORS' REPORT *(continued)*

YEAR ENDED 31 OCTOBER 2021

AUDITOR

Each of the persons who is a director at the date of approval of this report confirms that:

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

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 28/7/2022..... and signed on behalf of the board by:

DocuSigned by:

Shawn Hart

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Mr S Hart

Company Secretary

EAST LONDON REGENERATION (WALLIS NORTH) LTD
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LONDON
REGENERATION (WALLIS NORTH) LTD
YEAR ENDED 31 OCTOBER 2021

OPINION

We have audited the financial statements of East London Regeneration (Wallis North) Ltd (the 'company') for the year ended 31 October 2021 which comprise the profit and loss account, statement of income and retained earnings, balance sheet and the related notes, 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 and Republic of Ireland (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 31 October 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 directors' 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.

EAST LONDON REGENERATION (WALLIS NORTH) LTD
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LONDON
REGENERATION (WALLIS NORTH) LTD *(continued)*
YEAR ENDED 31 OCTOBER 2021

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

- the information given in the directors' report for the financial year 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 in relation to which 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 were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

EAST LONDON REGENERATION (WALLIS NORTH) LTD
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LONDON
REGENERATION (WALLIS NORTH) LTD *(continued)*

YEAR ENDED 31 OCTOBER 2021

RESPONSIBILITIES OF DIRECTORS

As explained more fully in the directors' responsibilities statement, 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.

EAST LONDON REGENERATION (WALLIS NORTH) LTD
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LONDON
REGENERATION (WALLIS NORTH) LTD *(continued)*

YEAR ENDED 31 OCTOBER 2021

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:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company through discussion with the directors and identified which were most significant with respect to the financial statements. We identified financial reporting legislation (including related companies legislation) and taxation legislation as being most significant to these financial statements.
- We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the directors the policies and procedures regarding compliance with these legal and regulatory frameworks.
- We assessed the susceptibility of the company's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the directors during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

EAST LONDON REGENERATION (WALLIS NORTH) LTD
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EAST LONDON
REGENERATION (WALLIS NORTH) LTD *(continued)*

YEAR ENDED 31 OCTOBER 2021

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.

DocuSigned by:



Barry Leigh (Senior Statutory Auditor)

For and on behalf of
Cohen Arnold
Chartered Accountants & Statutory Auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU
29/7/2022

EAST LONDON REGENERATION (WALLIS NORTH) LTD
PROFIT AND LOSS ACCOUNT
YEAR ENDED 31 OCTOBER 2021

	Note	2021 £	2020 £
Administrative expenses		(4,498)	(3,737)
Other operating income		<u>71,904</u>	<u>57,716</u>
OPERATING PROFIT		67,406	53,979
Interest receivable and similar income		2	–
Interest payable and similar expenses		<u>(82,758)</u>	<u>(81,712)</u>
LOSS BEFORE TAXATION	5	(15,350)	(27,733)
Tax on loss	6	<u>3,984</u>	<u>–</u>
LOSS FOR THE FINANCIAL YEAR		<u>(11,366)</u>	<u>(27,733)</u>

All the activities of the company are from continuing operations.

The company has no other recognised items of income and expenses other than the results for the year as set out above.

The notes on pages 12 to 15 form part of these financial statements.

EAST LONDON REGENERATION (WALLIS NORTH) LTD
STATEMENT OF INCOME AND RETAINED EARNINGS
YEAR ENDED 31 OCTOBER 2021

	Note	2021 £	2020 £
Loss for the financial year and total comprehensive income		(11,366)	(27,733)
RETAINED LOSSES AT THE START OF THE YEAR		<u>(64,749)</u>	<u>(37,016)</u>
RETAINED LOSSES AT THE END OF THE YEAR		<u>(76,115)</u>	<u>(64,749)</u>


The notes on pages 12 to 15 form part of these financial statements.


EAST LONDON REGENERATION (WALLIS NORTH) LTD**BALANCE SHEET****31 OCTOBER 2021**

	Note	2021 £	2020 £
CURRENT ASSETS			
Stocks		6,601,361	6,592,562
Debtors	7	17,852	19,609
Cash at bank and in hand		57,145	20,021
		<u>6,676,358</u>	<u>6,632,192</u>
CREDITORS: amounts falling due within one year			
	8	<u>(49,025)</u>	<u>(76,251)</u>
NET CURRENT ASSETS		<u>6,627,333</u>	<u>6,555,941</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>6,627,333</u>	<u>6,555,941</u>
CREDITORS: amounts falling due after more than one year			
	9	<u>(6,703,348)</u>	<u>(6,620,590)</u>
NET LIABILITIES		<u>(76,015)</u>	<u>(64,649)</u>
CAPITAL AND RESERVES			
Called up share capital		100	100
Profit and loss account		<u>(76,115)</u>	<u>(64,749)</u>
SHAREHOLDERS DEFICIT		<u>(76,015)</u>	<u>(64,649)</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on 28/7/2022....., and are signed on behalf of the board by:

DocuSigned by:

 5159B0C8DA0F429
 Mr A Beharrell
 Director

DocuSigned by:

 2DD4C54835EA40D...
 Mr S Hart
 Director

Company registration number: 08996050

The notes on pages 12 to 15 form part of these financial statements.

EAST LONDON REGENERATION (WALLIS NORTH) LTD
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 OCTOBER 2021

1. GENERAL INFORMATION

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

Notwithstanding the deficiency in net assets of the company, the financial statements have been prepared in accordance with the accounting principles applicable to a going concern on the basis of continuing financial support being provided by the company's principal creditors, PTE Property (Wallis North) Limited and Wallis Road Developments (North) Ltd and the directors having considered the anticipated profits of projects being undertaken.

Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The directors do not consider there are any critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

EAST LONDON REGENERATION (WALLIS NORTH) LTD**NOTES TO THE FINANCIAL STATEMENTS** *(continued)***YEAR ENDED 31 OCTOBER 2021****3. ACCOUNTING POLICIES** *(continued)***Acquisitions and disposals of properties**

Acquisitions and disposals are considered to have taken place at the date of legal completion.

Stocks

These are stated at the lower of cost and net realisable value.

Cost of properties in the course of development includes costs of acquiring land for construction, developments costs and property development management costs. The aforementioned costs are recognised when it is probable that a liability will arise because of a past event and the amount can be reliably measured.

The work in progress in respect of properties in the course of development is included in the financial statements at cost, less any provision as may be required to reduce same to net realisable value.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. EMPLOYEE NUMBERS

The average number of persons employed by the company during the year, including the directors, amounted to nil (2020: nil).

5. PROFIT BEFORE TAXATION

Profit before taxation is stated after charging:

	2021	2020
	£	£
Fees payable for the audit of the financial statements	<u>4,100</u>	<u>3,500</u>

Additional professional fees paid to the auditors aggregate £200 (2020: £-)

EAST LONDON REGENERATION (WALLIS NORTH) LTD**NOTES TO THE FINANCIAL STATEMENTS** *(continued)***YEAR ENDED 31 OCTOBER 2021****6. TAX ON LOSS****Major components of tax income**

	2021 £	2020 £
Current tax:		
Adjustments in respect of prior periods	(3,984)	—
Tax on loss	<u>(3,984)</u>	<u>—</u>

Reconciliation of tax income

The tax assessed on the loss on ordinary activities for the year is lower than (2020: higher than) the standard rate of corporation tax in the UK of 19% (2020: 19%).

	2021 £	2020 £
Loss on ordinary activities before taxation	(15,350)	(27,733)
Loss on ordinary activities by rate of tax	(2,917)	(5,269)
Adjustment to tax charge in respect of prior periods	(3,984)	—
Unused tax losses	2,917	5,269
Tax on loss	<u>(3,984)</u>	<u>—</u>

7. DEBTORS

	2021 £	2020 £
Other debtors	<u>17,852</u>	<u>19,609</u>

8. CREDITORS: amounts falling due within one year

	2021 £	2020 £
Trade creditors	5,796	33,461
Social security and other taxes	1,046	—
Other creditors	42,183	42,790
	<u>49,025</u>	<u>76,251</u>

Other creditors include an amount of £33,233 (2020: £33,233) due to Groveworld Limited. Mr L Rokach and Mr S Hart, directors of the company, are also directors of Groveworld Limited.

9. CREDITORS: amounts falling due after more than one year

	2021 £	2020 £
Amounts owed to undertakings which have a participating interest in the company	<u>6,703,348</u>	<u>6,620,590</u>

EAST LONDON REGENERATION (WALLIS NORTH) LTD

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 31 OCTOBER 2021

9. CREDITORS: amounts falling due after more than one year *(continued)*

The amounts owed to undertakings which have a participating interest in the company comprise £3,351,674 (2020: £3,310,295) due to Wallis Road Developments (North) Ltd and £3,351,674 (2020: £3,310,295) due to PTE Property (Wallis North) Limited. The loans bear interest at 1.25% and are repayable by July 2024.

10. CHARGES ON ASSETS AND GUARANTEES

The company is contingently liable to additional property purchase consideration, capped at £500,000, by reference to the obtaining of planning permission and subsequent disposal of the property development site.

11. RELATED PARTY TRANSACTIONS

Included within interest payable and similar expenses is loan interest of £41,379 paid to Wallis Road Developments (North) Ltd and £41,379 paid to PTE Property (Wallis North) Limited.

12. PARENT COMPANY AND CONTROLLING PARTY

There is no controlling party.