

Company Registration No. 09158234 (England and Wales)

GALLIARD DEVELOPMENTS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

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GALLIARD DEVELOPMENTS LIMITED

COMPANY INFORMATION

Directors	S S Conway J Cole J Stelzer P L Huberman	(Appointed 2 February 2022) (Appointed 31 March 2022)
Company number	09158234	
Registered office	3rd Floor Sterling House Langston Road Loughton Essex IG10 3TS	
Auditor	BDO LLP 55 Baker Street London United Kingdom W1U 7EU	
Business address	PO Box 206 Loughton Essex IG10 1PL	

GALLIARD DEVELOPMENTS LIMITED

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GALLIARD DEVELOPMENTS LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The directors present their annual report and financial statements for the year ended 31 December 2022.

Principal activities

The principal activity of the company continued to be that of an investment company.

Results and dividends

The results for the year are set out on page 6.

Interim dividends totaling £64,788,330 were paid during the year (2021 - £19,981,326). The directors do not recommend payment of a final dividend.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

S S Conway	
D O'Sullivan	(Resigned 24 January 2022)
J Cole	
J S Goldstein	(Resigned 2 February 2022)
J M Morgan	(Appointed 24 January 2022 and resigned 24 January 2022)
J Stelzer	(Appointed 2 February 2022)
G A Conway	(Appointed 24 January 2022 and resigned 31 March 2022)
P L Huberman	(Appointed 31 March 2022)

Auditor

BDO LLP have expressed their willingness to continue in office and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 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 accounting 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; and
- 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.

GALLIARD DEVELOPMENTS LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Statement of disclosure to auditor

Each director in office at the date of approval of this annual report confirms that:

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

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Going concern

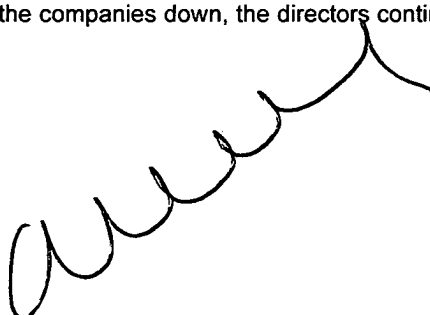
There has been an immaterial impact to the business and as such the directors are confident that with continued support of GDL Holdco Limited and from their assessment of the company's cashflow forecast, they are satisfied that there is sufficient available cash for at least the next twelve months to meet the operating needs of the company.

There are no further planned projects for the company to invest in. Following the disposal of the existing developed sites in the company's investments, it is the director's intentions that the companies will be wound down in an orderly manner. However, due to the timing and uncertainty surrounding the realisation of the final project no formal decision has been made to wind the companies down, the directors continue to prepare the accounts on the going concern basis.

On behalf of the board

S S Conway
Director

17 April 2023



GALLIARD DEVELOPMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF GALLIARD DEVELOPMENTS LIMITED

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2022 and of its profit for the year 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.

We have audited the financial statements of Galliard Developments Limited (the 'company') for the year ended 31 December 2022 which comprise the statement of comprehensive income, 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 Financial Reporting Standard 101 *Reduced Disclosure Framework* (United Kingdom Generally Accepted Accounting Practice).

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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.

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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

GALLIARD DEVELOPMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF GALLIARD DEVELOPMENTS LIMITED

Other Companies Act 2006 reporting

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

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;
- 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.

Responsibilities of directors

As explained more fully in the Statement of Directors Responsibilities, 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.

Extent to which the audit was capable of detecting irregularities, including fraud

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:

GALLIARD DEVELOPMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF GALLIARD DEVELOPMENTS LIMITED

- We gained an understanding using our general commercial and sector experience and through discussion with the Directors and other senior management of the legal and regulatory framework applicable to the Company and the industry in which it operates, and considered the risk of acts by the Company that were contrary to applicable laws and regulations, including fraud;
- We enquired of management and the Directors as to their identification of any non-compliance with laws or regulations, or any actual or potential claims;
- We performed our own checks of compliance with relevant areas identified which included financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation;
- We communicated identified laws and regulations and potential fraud risks throughout our team and remained alert to any indications of non-compliance or fraud throughout the audit;
- We agreed the financial statement disclosures to underlying supporting documentation to assess compliance with those laws and regulations having an impact on the financial statements
- We reviewed Board meeting minutes and enquired of the Directors and management as to the risks of non-compliance and any instances thereof;
- We challenged assumptions and judgements made by management in their significant accounting estimates, in particular in relation to cost forecasting and margin estimation.
- In relation to the risk of management override of internal controls, we undertook procedures to review journal entries processed during and subsequent to the year end and evaluated whether there was a risk of material misstatement due to fraud;
- We designed audit procedures as to respond to the risk, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting once resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://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.

DocuSigned by:
Chris Young
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Christopher Young (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor

19 April 2023

.....
London
United Kingdom

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

GALLIARD DEVELOPMENTS LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 £	2021 £
Administrative expenses		(510,675)	(6,338,532)
Other operating income		305,929	1,879,058
Profit/(Loss) on disposal of subsidiaries	4	18,198,470	(4,700,677)
Movement in provisions against amounts due from group undertakings		(1,797,001)	4,870,274
Operating profit/(loss)	5	16,196,723	(4,289,877)
Investment income	7	2,275,465	22,766,655
Profit before taxation		18,472,188	18,476,778
Tax on profit	8	-	(4,109)
Profit and total comprehensive income for the financial year	15	18,472,188	18,472,669

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

There are no other amounts of other comprehensive income in the period.

The notes on pages 9 to 18 form part of these financial statements.

GALLIARD DEVELOPMENTS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Non-current assets					
Investments	10		7,265,326		8,761,667
Current assets					
Trade and other receivables	11	6,416,553		71,958,519	
Cash and cash equivalents		2,919,215		1,773,963	
		<u>9,335,768</u>		<u>73,732,482</u>	
Current liabilities					
Trade and other payables	12	6,745,502		26,353,564	
Taxation and social security		31,149		-	
		<u>6,776,651</u>		<u>26,353,564</u>	
Net current assets			2,559,117		47,378,918
Total assets less current liabilities			<u>9,824,443</u>		<u>56,140,585</u>
Equity					
Called up share capital	13		1		24,366,205
Share premium account	14		-		24,366,205
Retained earnings	15		9,824,442		7,408,175
Total equity			<u>9,824,443</u>		<u>56,140,585</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within part 15 of the Companies Act 2006.

The financial statements were approved by the board of directors and authorised for issue on 17 April 2023 and are signed on its behalf by:

S S Conway
Director

Company Registration No. 09158234

The notes on pages 9 to 18 form part of these financial statements.

GALLIARD DEVELOPMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Share capital £	Share premium account £	Retained earnings £	Total £
Balance at 1 January 2021		24,366,205	24,366,205	8,916,832	57,649,242
Year ended 31 December 2021:					
Profit and total comprehensive income for the year		-	-	18,472,669	18,472,669
Dividends	9	-	-	(19,981,326)	(19,981,326)
Balance at 31 December 2021		24,366,205	24,366,205	7,408,175	56,140,585
Year ended 31 December 2022:					
Profit and total comprehensive income for the year		-	-	18,472,188	18,472,188
Dividends	9	-	-	(64,788,330)	(64,788,330)
Reduction in share capital	13	(24,366,204)		24,366,204	-
Reduction in share premium			(24,366,205)	24,366,205	-
Balance at 31 December 2022		1	-	9,824,442	9,824,443

The notes on pages 9 to 18 form part of these financial statements.

GALLIARD DEVELOPMENTS LIMITED

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

1 Accounting policies

Company information

Galliard Developments Limited is a private company limited by shares incorporated in England and Wales. The registered office is 3rd Floor, Sterling House, Langston Road, Loughton, Essex, IG10 3TS. The company's principal activities and nature of its operations are disclosed in the directors' report.

1.1 Accounting convention

The financial statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and in accordance with the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

As permitted by FRS 101, the company has taken advantage of the disclosure exemptions available under that standard in relation to financial instruments, fair value measurements, capital management, presentation of comparative information as otherwise required by IFRS, presentation of a cash-flow statement, the effect of standards not yet effective, and related party transactions.

As required for the financial instrument and fair value disclosure exemptions, equivalent disclosures are given in the group accounts of GDL Holdco Limited. The group accounts of GDL Holdco Limited are available to the public and can be obtained as set out in note 19.

These financial statements are presented in pounds sterling because that is the currency of the primary economic environment in which the company operates.

1.2 Going concern

In their assessment of going concern, the directors have prepared forecasts for a period of at least 12 months from the date of approval of the financial statements.

There has been an immaterial impact to the business and as such the directors are confident that with continued support of GDL Holdco Limited and from their assessment of the company's cashflow forecast, they are satisfied that there is sufficient available cash for at least the next twelve months to meet the operating needs of the company. As at the date of signing, amounts of £6,364,419 are due to its parent company, however these will not be called in within twelve months.

There are no further planned projects for the company to invest in. Following the disposal of the existing developed sites in the company's investments, it is the director's intentions that the companies will be wound down in an orderly manner. However, due to the timing and uncertainty surrounding the realisation of the final project no formal decision has been made to wind the companies down the directors expect the company to continue to be trading in 12 months Accordingly the director's consider it appropriate for the financial statements to be prepared on a going concern basis and that there is no material uncertainty in reaching this conclusion.

1.3 Non-current investments

Investments in subsidiaries are all held at cost less provision for impairment.

1.4 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.5 Financial assets

Financial assets are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Financial assets are initially measured at fair value plus transaction costs, other than those classified as fair value through profit and loss (FVTPL) or fair value through other comprehensive income (FVTOCI), which are measured at fair value.

The company has not classified any financial asset as FVTPL or FVTOCI.

Financial assets held at amortised cost

Trade Receivables, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as loans and receivables. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those measured at fair value through profit or loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when the entity transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

1.6 Financial liabilities

Financial liabilities are classified as either financial liabilities at FVTPL or other financial liabilities at amortised cost.

The company has not classified any financial liabilities as FVTPL.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company's obligations are discharged, cancelled, or they expire.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Taxation

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

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the statement of comprehensive income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Other operating income

Other operating income consists of development management fees charges to it's subsidiaries entities.

2 Critical accounting estimates and judgements

The company makes certain estimates and assumptions regarding the future. Estimates and judgements are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions. The area where assumptions and estimates are significant to the financial statements is:

Critical judgements

Investments

Investments held as fixed assets are stated at cost less any provision for impairment. Directors' have assessed the recoverability of investments made and economic benefit of the investments based on market conditions, economic forecasts and cashflow estimates.

3 Other operating income

An analysis of the company's other operating income is as follows

	2022 £	2021 £
Commissions & fees	305,929	1,875,058

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

4 Profit / (loss) on disposal of subsidiaries

On 1 July 2022, the company sold its interest in Bridge Road Southall Limited, Bridge Road Southall 2 Limited and Bridge Road Southall Holdco Limited for a consideration of £116,164,482. Consideration received was cash proceeds of £87,147,204, amounts in lieu of a dividend declaration of £24,144,165 and other amounts in lieu of a balance due to a joint venture partner of £4,873,113. The disposal gave rise to a total profit of £32,320,215. The profit due to the company was £18,198,470 and profits due and paid to the non-controlling shareholders was £14,121,745.

2022
£

of the disposal, the following assets and liabilities were lost:

Cash or cash equivalents

Inventories

Receivables

Payables

87,465,680

496,488

(4,117,901)

83,844,267

5 Operating profit/(loss)

2022
£

2021
£

Operating profit/(loss) for the year is stated after charging:

Fees payable to the company's auditor for the audit of the company's financial statements

68,545

38,500

Impairment of investment

1,496,328

3,864,089

6 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

2022
Number

2021
Number

Total

-

-

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

7 Investment income

	2022	2021
	£	£
Interest income		
Interest on bank deposits	11,827	272
Other interest income	4,433	-
	<u>16,260</u>	<u>272</u>
Total interest revenue		
	16,260	272
Income from fixed asset investments		
Income from shares in group and related undertakings	2,259,205	22,766,383
	<u>2,275,465</u>	<u>22,766,655</u>
Total income		
	<u>2,275,465</u>	<u>22,766,655</u>

Total interest income for financial assets that are not held at fair value through profit or loss is £11,827 (2021 - £272).

8 Taxation

	2022	2021
	£	£
Current tax		
Adjustments in respect of prior periods	-	4,109
	<u>-</u>	<u>4,109</u>

The charge for the year can be reconciled to the profit per the statement of comprehensive income as follows:

	2022	2021
	£	£
Profit before taxation	<u>18,472,188</u>	<u>18,476,778</u>
Expected tax charge based on a corporation tax rate of 19.00% (2021: 19.00%)	3,509,716	3,510,588
Effect of expenses not deductible in determining taxable profit	341,681	-
Income not taxable	(3,886,958)	(4,325,613)
Group relief	(39,120)	815,025
Under/(over) provided in prior years	-	4,109
Disallowable interest	74,681	-
	<u>-</u>	<u>4,109</u>
Taxation charge for the year	<u>-</u>	<u>4,109</u>

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

9	Dividends	2022 per share	2021 per share	2022 £	2021 £
	Amounts recognised as distributions to equity holders:				
	Ordinary shares				
	Interim dividend paid	64,788,330.00	0.82	64,788,330	19,981,326

10	Investments	Current 2022 £	2021 £	Non-current 2022 £	2021 £
	Investments in subsidiaries	-	-	5,750,699	7,247,040
	Investments in joint ventures	-	-	1,514,627	1,514,627
		-	-	7,265,326	8,761,667

The company has not designated any financial assets that are not classified as held for trading as financial assets at fair value through profit or loss.

Fair value of financial assets carried at amortised cost

Except as detailed below the directors believe that the carrying amounts of financial assets carried at amortised cost in the financial statements approximate to their fair values.

During the year Galliard Developments Limited sold its interest in a number of subsidiaries as set out in note 4.

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

10 Investments

(Continued)

Movements in non-current investments

	Shares in group undertakings and participating interests £
Cost or valuation	
At 1 January 2022	12,625,756
Disposals	(14)
At 31 December 2022	12,625,742
Impairment	
At 1 January 2022	(3,864,089)
Impairment losses	(1,496,327)
At 31 December 2022	(5,360,416)
Carrying amount	
At 31 December 2022	7,265,326
At 31 December 2021	8,761,667

11 Trade and other receivables

	2022 £	2021 £
Corporation tax recoverable	315,953	3,218,858
VAT recoverable	-	85,485
Amounts owed by fellow group undertakings	5,935,520	68,153,865
Other receivables	84,987	84,987
Prepayments and accrued income	80,093	415,324
	6,416,553	71,958,519

Other receivables disclosed above are classified as financial assets at amortised costs and are therefore measured at amortised cost.

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

12 Trade and other payables

	Current 2022 £	2021 £
Trade payables	36,240	-
Amount due to parent undertaking	6,382,452	25,969,665
Accruals	175,941	383,899
Other payables	150,869	-
	<u>6,745,502</u>	<u>26,353,564</u>

13 Share capital

	2022 £	2021 £
Ordinary share capital		
Authorised		
1 Ordinary shares of £1 each	1	24,366,205
	<u>1</u>	<u>24,366,205</u>
Issued and fully paid		
1 Ordinary shares of £1 each	1	24,366,205
	<u>1</u>	<u>24,366,205</u>

During the year, the issued share capital of the company was reduced from £24,366,205 to £1 by cancelling and extinguishing 24,366,204 of the issued Ordinary Shares of £1 each in the Company, each of which is fully paid up and the amount by which the share capital is so reduced be repaid to the holders of those shares in proportion to the number of their shares cancelled.

14 Share premium account

	2022 £	2021 £
At the beginning of the year	24,366,205	24,366,205
Reduction in share premium	(24,366,205)	-
	<u>-</u>	<u>24,366,205</u>
At the end of the year	-	24,366,205

15 Retained earnings

	2022 £	2021 £
At the beginning of the year	7,408,175	8,916,832
Profit for the year	18,472,188	18,472,669
Dividends	(64,788,330)	(19,981,326)
Transfer from share capital reduction	24,366,204	-
Transfer from share premium reduction	24,366,205	-
	<u>9,824,442</u>	<u>7,408,175</u>
At the end of the year	9,824,442	7,408,175

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

16 Related party transactions

During the year Galliard Homes Limited charged the company a total of £78,163 (2021 - £666,435) for salary costs and £105,831 (2021 - £1,880,226) for development fees with amounts due (including other transactions) at 31 December 2022 of £107,761 (2021: £2,079,129). Galliard Homes Limited is a company of which S S Conway is a director. The maximum balance outstanding during the year was £107,761 (2021: £2,079,129).

As at 31 December 2022 £28,955 (2021: £14,399,817) was due from Westgate House Developments Limited a company in which S S Conway and J Stelzer are directors.

As at 31 December 2022 £1,879,777 (2021: £13,915,330) was due from Orchard Wharf Developments Limited a company in which S S Conway and J Stelzer are directors.

As at 31 December 2022 £2,955,936 (2021 - £12,179,607) was due from GDL (Tower Bridge Road) Limited a company in which S S Conway and J Stelzer are directors.

As at 31 December 2022 £550,690 (2021 - £1,413,259) was due from GDL (Millharbour) Limited a company in which S S Conway, J Cole and J Stelzer are directors.

As at 31 December 2022 £873,660 (2021 - £209,935) was due from GDL (Romford) Limited a company in which S S Conway, J Cole and J Stelzer are directors.

17 Subsidiaries

Details of the company's subsidiaries at 31 December 2022 are as follows:

Name of undertaking	Registered office	Ownership interest (%)	Voting power held (%)	Nature of business
GDL (Millharbour) Limited	England	100	100	Property development
Westgate House Developments Limited	England	50	60	Property development
GDL (Sub 2) Limited (i)	England	100	100	Property development
GDL (Sub 3) Limited (i)	England	100	100	Property development
GDL (Tower Bridge Road) Limited	England	70	70	Property development

(i) These companies were dormant at 31 December 2022.

All companies are registered at Sterling House, Langston Road, Loughton, IG10 3TS.

GALLIARD DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

18 Joint ventures

Details of the company's joint ventures associates and the proportion of ordinary share capital held at 31 December 2022 are as follows:

Name of undertaking	Registered office	Ownership interest (%)	Voting power held (%)	Nature of business
Orchard Wharf Developments Limited	England	50	50	Property development

The registered office for the entities listed above is 3rd Floor Sterling House, Langston Road, Loughton, IG10 3TS

19 Controlling party

The immediate and ultimate parent undertaking is GDL Holdco Limited whose principal place of business is London, United Kingdom.

Copies of the group financial statements of GDL Holdco Limited are available from 3rd Floor Sterling House, Langston Road, Loughton, IG10 3TS.

The directors are of the opinion that there is no ultimate controlling party.