

**INVESTSURE HOLDINGS
LIMITED**

Report and Financial Statements

For the year ended

30 June 2017



INVESTSURE HOLDINGS LIMITED

REPORT AND FINANCIAL STATEMENTS 2017

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

J Lewis

B D Hargreaves (resigned 20 June 2017)

R A Searby

A Pratt

G S Cottle (appointed 9 September 2016, resigned 31 December 2016)

M A Lane (resigned 8 September 2016)

M Jubb (appointed 9 September 2016, resigned 23 November 2016)

REGISTERED OFFICE

83 High Street

Hemel Hempstead

Herts

HP1 3AH

BANKERS

HSBC

6 Market Place

Henley on Thames

RG9 2AN

INVESTSURE HOLDINGS LIMITED

DIRECTORS' REPORT

The directors present their annual report and the financial statements for the year ended 30 June 2017.

This directors' report has been presented in accordance with the provisions applicable to companies subject to the small companies' regime.

PRINCIPAL ACTIVITY

The company started trading in 2015. The company's principal activity is the development of a platform designed to match projects requiring funds with investors using advanced technology to enable improved functionality for both projects and investors. This platform is seeking to bring liquidity to the real estate industry by matching investors with property-based assets and projects and is being used by the company's subsidiary, InvestSure Property Platform Limited, while functionality continues to be enhanced.

20 ordinary shares were issued during the year for a total consideration of £90,000.

FUTURE DEVELOPMENTS

After working with the original platform for two years, it was decided that the technology needed to be more advanced to allow for the syndication of investors' funds to fill the requirements of equity and mezzanine capital in the developer's funding stack. Therefore the company has been investing in the last six months of 2017 in further improving the technology to create an advanced platform that will allow automated syndication amongst many other features. The upgraded platform is due to go fully live in 2018 and is expected to substantially increase the revenues generated.

DIRECTOR

The directors who served during the year and to the date of signing are shown on page 1.

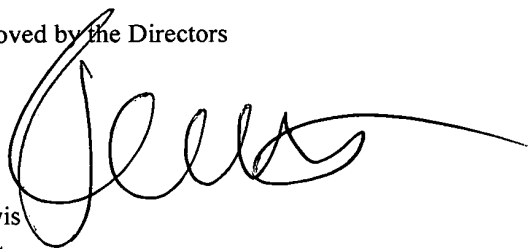
DIVIDENDS

The directors do not recommend the payment of a dividend.

GOING CONCERN

Having considered the current economic environment, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the financial statements.

Approved by the Directors

A handwritten signature in black ink, appearing to read 'J Lewis', with a long horizontal flourish extending to the right.

J Lewis
Director

5 December 2017

INVESTSURE HOLDINGS LIMITED

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 director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; 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 proper accounting records that 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.

INVESTSURE HOLDINGS LIMITED**STATEMENT OF COMPREHENSIVE NET INCOME****FOR THE YEAR ENDED 30 June 2017**

	Note	2017 £	2016 £
TURNOVER		14,867	42,380
Cost of sales		<u>-</u>	<u>-</u>
		14,867	42,380
Administrative expenses	2	<u>(35,980)</u>	<u>(67,324)</u>
(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		(21,113)	(24,944)
Tax credit on loss on ordinary activities	3	<u>17,982</u>	<u>-</u>
(LOSS) ON ORDINARY ACTIVITIES AFTER TAXATION	8,9	<u><u>(3,131)</u></u>	<u><u>(24,944)</u></u>

All amounts derive from continuing operations.

There were no gains or losses or other movements on shareholders' funds for the financial period except as stated in the statement of comprehensive income and the issue of shares.

INVESTSURE HOLDINGS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 30 June 2017

	Note	2017 £	2016 £
FIXED ASSETS			
Investment in subsidiary company	4	<u>1</u>	<u>1</u>
		<u>1</u>	<u>1</u>
CURRENT ASSETS			
Debtors	5	186,234	89,166
Cash at bank and in hand		<u>490</u>	<u>6,739</u>
		186,724	95,905
CREDITORS: amounts falling due within one year	6	<u>(3,950)</u>	<u>-</u>
NET CURRENT ASSETS		<u>182,774</u>	<u>95,905</u>
NET ASSETS		<u>182,775</u>	<u>95,906</u>
CAPITAL AND RESERVES			
Called up share capital	7	1,020	1,000
Share premium account	9	209,830	119,850
Profit and loss account	9	<u>(28,075)</u>	<u>(24,944)</u>
Shareholders' funds	8	<u>182,775</u>	<u>95,906</u>

For the year ending 30 June 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

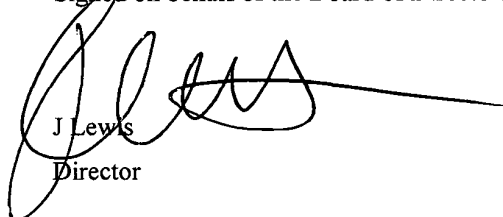
The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledges their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the Directors on 5 December 2017.

Signed on behalf of the Board of Directors


J. Lewis
Director

INVESTSURE HOLDINGS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 June 2017

1. ACCOUNTING POLICIES

The financial statements are prepared in accordance with Section 1A of Financial Reporting Standard 102 (FRS102) and the Companies Act 2006. The particular accounting policies adopted are described below. They have all been applied consistently throughout.

Accounting convention

The financial statements have been prepared on the historical cost basis. The financial statements are prepared in sterling, which is the functional currency of the entity. Consolidated accounts have not been prepared for the group on the grounds that it has met the qualifications for a small group. Accordingly the financial statements present information about the company as a single entity and not about its group.

Basis of preparation

Having considered the current economic environment, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly they adopt the going concern basis in preparing the financial statements.

Cash flow statement

The company has taken advantage from preparing a cash flow statement on the grounds that it qualifies as a small company under the Companies Act 2006.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax. All turnover was derived in the United Kingdom.

Taxation

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

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Fixed asset investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

2. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

	2017 £	2016 £
Directors' remuneration	7,338	17,750

Apart from the directors the company had no employees.

INVESTSURE HOLDINGS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 June 2017

3. TAXATION

	2017 £	2016 £
The corporation tax credit for the year is as follows:		
UK corporation tax:		
Credit for the year	6,186	-
Credit in respect of previous period	11,796	-
	<u>17,982</u>	<u>-</u>

4. INVESTMENT IN SUBSIDIARY COMPANY

	Shares in Subsidiary company £
Cost and net book value: At 30 June 2016 and 30 June 2017	<u>1</u>

The company owns the single issued share in InvestSure Property Platform Limited, a company incorporated in England and Wales which provides services to match property developers with investors.

The company has taken advantage of the exemption from preparing consolidated accounts on the grounds that the group qualifies as a small group under the Companies Act 2006.

5. DEBTORS

	2017 £	2016 £
Trade debtors	-	10,580
Corporation tax recoverable	17,982	-
Amount due from subsidiary company	168,252	78,586
	<u>186,234</u>	<u>89,166</u>

6. CREDITORS

	2017 £	2016 £
Trade creditors	-	-
Amount due to related party	3,950	-
	<u>3,950</u>	<u>-</u>

INVESTSURE HOLDINGS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 June 2017

7. CALLED UP SHARE CAPITAL

	2017 £	2016 £
Allotted, called up and fully paid:		
640,000 ordinary shares of 0.1p each	660	640
360,000 redeemable shares of 0.1p each	360	360
	<u>1,020</u>	<u>1,000</u>

The redeemable shares have no voting or dividend rights. The company may redeem the redeemable shares in cash at a price of £1.50 per share at any time. The redeemable shares have the right to be converted to ordinary shares in April 2021 if they have not been redeemed by that date.

8. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2017 £	2016
(Loss) for the period	(3,131)	(24,944)
Issue of shares	90,000	120,850
Net addition in shareholders' funds	86,869	95,906
Opening shareholders' funds	95,906	-
Closing shareholders' funds	<u>182,775</u>	<u>95,906</u>

9. STATEMENT OF MOVEMENTS ON RESERVES

	Share premium account £	Profit and loss account £
At 1 July 2016	119,850	(24,944)
Premium on issues of shares	89,980	-
Loss for the financial period	-	(3,131)
At 30 June 2017	<u>209,830</u>	<u>(28,075)</u>

INVESTSURE HOLDINGS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 June 2017

10. RELATED PARTY TRANSACTIONS

In accordance with FRS102, transactions with other group companies have not been disclosed in these financial statements.

Transactions took place during the period ended 30 June 2017 on arms length terms with the following related parties:

In8web Limited, a company in which Mr Hargreaves has an interest:

£2,160 (2016-£9,900) was charged to the company during the period for services provided. No balance was outstanding with In8web Limited at 30 June 2017.

Greenland Henley Limited, a company in which Mr Searby has an interest:

£3,420 (2016- £4,800) was charged to the company during the period for services provided. No balance was outstanding with Greenland Henley Limited at 30 June 2017.

At 30 June 2017 the company owed £3,950 to Miss Lewis (2016-nil).

During the year the company was controlled by Miss J Lewis.