

**INVESTHOM LIMITED**

**Company Registration No. 09751380 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 5 APRIL 2021**

**PAGES FOR FILING WITH REGISTRAR**

# **INVESTHOM LIMITED**

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# INVESTHOM LIMITED

## BALANCE SHEET

AS AT 5 APRIL 2021

|   | Notes | 2021<br>£          | £ | 2020<br>£         | £ |
|---|-------|--------------------|---|-------------------|---|
| <b>Fixed assets</b>                                   |       |                    |   |                   |   |
| Tangible assets                                       | 4     | 1,992,547          |   | -                 |   |
| Investments   | 5     | 22,445,321         |   | 16,953,887        |   |
|   |       | <u>24,437,868</u>  |   | <u>16,953,887</u> |   |
| <b>Current assets</b>                                 |       |                    |   |                   |   |
| Debtors   | 7     | 20                 |   | 1,497             |   |
| Cash at bank and in hand                              |       | 277,018            |   | 4,550,771         |   |
|   |       | <u>277,038</u>     |   | <u>4,552,268</u>  |   |
| <b>Creditors: amounts falling due within one year</b> | 8     | (1,341,082)        |   | (5,429)           |   |
| <b>Net current (liabilities)/assets</b>               |       | <u>(1,064,044)</u> |   | <u>4,546,839</u>  |   |
| <b>Net assets</b>                                     |       | <u>23,373,824</u>  |   | <u>21,500,726</u> |   |
| <b>Capital and reserves</b>                           |       |                    |   |                   |   |
| Called up share capital                               | 9     | 19,988,836         |   | 19,988,816        |   |
| Distributable profit and loss reserves                |       | 3,384,988          |   | 1,511,910         |   |
| <b>Total equity</b>                                   |       | <u>23,373,824</u>  |   | <u>21,500,726</u> |   |

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 5 April 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

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

The financial statements were approved by the board of directors and authorised for issue on 14 December 2021 and are signed on its behalf by:

Mr W F Thomas  
**Director**

**Company Registration No. 09751380**

# INVESTHOM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 5 APRIL 2021**

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### **1 Accounting policies**

#### **Company information**

Investhom Limited is a private company limited by shares incorporated in England and Wales. The registered office is c/o Ladders Solicitors LLP, 10 Elm Court, Arden Street, Statford-upon-Avon, Warwickshire, CV37 6PA.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

#### **1.2 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                             |    |
|-----------------------------|----|
| Freehold land and buildings | 0% |
|-----------------------------|----|

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### **1.3 Fixed asset investments**

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

# INVESTHOM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2021

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### 1 Accounting policies

(Continued)

#### 1.4 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

#### 1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and 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.

#### 1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### 1.7 Equity instruments

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

#### 1.8 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

#### 1.9 Taxation

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

##### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account 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.

#### 1.10 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

# INVESTHOM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2021

### 1 Accounting policies

(Continued)

#### 1.11 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

### 2 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 amount 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Employees

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

|       | 2021<br>Number | 2020<br>Number |
|-------|----------------|----------------|
| Total | -              | -              |

### 4 Tangible fixed assets

|                                    | Land and<br>buildings<br>£ |
|------------------------------------|----------------------------|
| <b>Cost</b>                        |                            |
| At 6 April 2020                    | -                          |
| Additions                          | 1,992,547                  |
| At 5 April 2021                    | 1,992,547                  |
| <b>Depreciation and impairment</b> |                            |
| At 6 April 2020 and 5 April 2021   | -                          |
| <b>Carrying amount</b>             |                            |
| At 5 April 2021                    | 1,992,547                  |
| At 5 April 2020                    | -                          |

# INVESTHOM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2021

### 5 Fixed asset investments

|                                    | 2021<br>£         | 2020<br>£         |
|------------------------------------|-------------------|-------------------|
| Other investments other than loans | 18,745,321        | 12,828,887        |
| Loans                              | 3,700,000         | 4,125,000         |
|                                    | <u>22,445,321</u> | <u>16,953,887</u> |

#### Fixed asset investments revalued

The fair values of financial assets with standard terms and conditions which are traded on active liquid markets are determined with reference to quoted market prices.

The fair value of financial assets which are not traded are determined by reference to the fair value of the underlying value of the net assets.

#### Movements in fixed asset investments

|  | Investments<br>£  | Loans<br>£       | Total<br>£        |
|--|-------------------|------------------|-------------------|
| <b>Cost or valuation</b>                 |                   |                  |                   |
| At 6 April 2020                          | 12,828,887        | 4,125,000        | 16,953,887        |
| Additions                                | 3,783,971         | -                | 3,783,971         |
| Valuation changes                        | 1,707,463         | -                | 1,707,463         |
| Transfer to investments other than loans | 425,000           | (425,000)        | -                 |
|  | <u>18,745,321</u> | <u>3,700,000</u> | <u>22,445,321</u> |
| At 5 April 2021                          | 18,745,321        | 3,700,000        | 22,445,321        |
| <b>Carrying amount</b>                   |                   |                  |                   |
| At 5 April 2021                          | <u>18,745,321</u> | <u>3,700,000</u> | <u>22,445,321</u> |
| At 5 April 2020                          | <u>12,828,887</u> | <u>4,125,000</u> | <u>16,953,887</u> |

### 6 Financial instruments

|   | 2021<br>£         | 2020<br>£         |
|---|-------------------|-------------------|
| <b>Carrying amount of financial assets</b>                |                   |                   |
| Instruments measured at fair value through profit or loss | 18,745,321        | 12,828,887        |
|   | <u>18,745,321</u> | <u>12,828,887</u> |

### 7 Debtors

|   | 2021<br>£ | 2020<br>£    |
|---|-----------|--------------|
| <b>Amounts falling due within one year:</b> |           |              |
| Corporation tax recoverable                 | -         | 1,497        |
| Other debtors                               | 20        | -            |
|   | <u>20</u> | <u>1,497</u> |

# INVESTHOM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2021

### 8 Creditors: amounts falling due within one year

|                 | 2021<br>£        | 2020<br>£    |
|-----------------|------------------|--------------|
| Bank loans      | 1,116,370        | -            |
| Other creditors | 224,712          | 5,429        |
|                 | <u>1,341,082</u> | <u>5,429</u> |

Securities are held by the bank.

### 9 Called up share capital

|  | 2021<br>£         | 2020<br>£         |
|--|-------------------|-------------------|
| <b>Ordinary share capital</b>            |                   |                   |
| <b>Issued and fully paid</b>             |                   |                   |
| 3,713,025 Ordinary Shares of £1 each     | 3,713,025         | 3,713,025         |
| 2,000 Ordinary A Shares of 1p each       | 20                | -                 |
|  | <u>3,713,045</u>  | <u>3,713,025</u>  |
| <b>Preference share capital</b>          |                   |                   |
| <b>Issued and fully paid</b>             |                   |                   |
| 3,550,000 Preference A Shares of £1 each | 3,550,000         | 3,550,000         |
| 500,000 Preference B Shares of £1 each   | 500,000           | 500,000           |
| 5,000,000 Preference C Shares of £1 each | 5,000,000         | 5,000,000         |
| 200,000 Preference D Shares of £1 each   | 200,000           | 200,000           |
| 420,000 Preference E Shares of £1 each   | 420,000           | 420,000           |
| 500,000 Preference F Shares of £1 each   | 500,000           | 500,000           |
| 200,000 Preference G Shares of £1 each   | 200,000           | 200,000           |
| 2,405,791 Preference H Shares of £1 each | 2,405,791         | 2,405,791         |
| 3,500,000 Preference J Shares of £1 each | 3,500,000         | 3,500,000         |
|  | <u>16,275,791</u> | <u>16,275,791</u> |

On 2 March 2021 2,000 A Ordinary Shares of £0.01 were issued at par value.



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