

GLOBAL ALTERNATIVES HOLDINGS LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2017

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UNAUDITED ACCOUNTS
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GLOBAL ALTERNATIVES HOLDINGS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2017

Directors	B J Bradley R C Modasia A K Sood
Company Number	09764580 (England and Wales)
Registered Office	66 Grosvenor Street London W1K 3JL
Accountants	Deloitte LLP 2 New Street Square London EC4A 3BZ

GLOBAL ALTERNATIVES HOLDINGS LIMITED

ACCOUNTANTS' REPORT

Accountants' report to the board of directors of Global Alternatives Holdings Limited on the preparation of the unaudited statutory accounts for the year ended 30 September 2017

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Global Alternatives Holdings Limited for the year ended 30 September 2017 as set out on pages 5 - 7 from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Global Alternatives Holdings Limited, as a body, in accordance with the terms of our engagement letter dated 8 June 2018. Our work has been undertaken solely to prepare for your approval the accounts of Global Alternatives Holdings Limited and state those matters that we have agreed to state to them, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Global Alternatives Holdings Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Global Alternatives Holdings Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Global Alternatives Holdings Limited. You consider that Global Alternatives Holdings Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Global Alternatives Holdings Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

Deloitte LLP

2 New Street Square
London
EC4A 3BZ

28 June 2018

GLOBAL ALTERNATIVES HOLDINGS LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2017

	Notes	2017 £	2016 £
Fixed assets			
Investments	4	42	42
Current assets			
Debtors	5	561,881	-
Cash at bank and in hand		208,265	505
		<u>770,146</u>	<u>505</u>
Creditors: amounts falling due within one year	6	(6,601)	(9,638)
Net current assets/(liabilities)		<u>763,545</u>	<u>(9,133)</u>
Total assets less current liabilities		763,587	(9,091)
Creditors: amounts falling due after more than one year	7	(205,000)	-
Net assets/(liabilities)		<u>558,587</u>	<u>(9,091)</u>
Capital and reserves			
Called up share capital		810	546
Share premium		581,029	-
Profit and loss account		(23,252)	(9,637)
Shareholders' funds		<u>558,587</u>	<u>(9,091)</u>

For the year ending 30 September 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 in accordance with section 476 of the Companies Act 2006.

The directors acknowledge 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 and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

Approved by the Board on 28 June 2018.

R C Modasia
Director

Company Registration No. 09764580

GLOBAL ALTERNATIVES HOLDINGS LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2017

1 Statutory information

Global Alternatives Holdings Limited is a private company, limited by shares, registered in England and Wales, registration number 09764580. The registered office is 66 Grosvenor Street, London, W1K 3JL.

2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

3 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of preparation

The accounts have been prepared under the historical cost convention.

Presentation currency

The accounts are presented in £ sterling.

Preparation of consolidated financial statements

The financial statements contain information about Global Alternatives Holdings Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Going concern

The directors note that the company is loss making but in a net assets position. The company provides financial support to all of its wholly owned subsidiary undertakings and raises these funds through issuing equity shares resulting in a share premium, the directors have confirmed that they have a network of keen investors who have confirmed that they intend to provide further funds to support the group in the development phase. The directors have confirmed that they do not intend to request repayment of the loans to subsidiary undertakings until they are financially stable. Thus, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence and to meet the financial obligations of both the company and the group as they fall due for at least 12 months from the date of signing these financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Deferred taxation

Current tax is provided at amounts expected to be paid (or recoverable) using the tax rates and laws that have been enacted or substantively enacted at the balance sheet date.

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost, less impairment.

GLOBAL ALTERNATIVES HOLDINGS LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2017

4 Investments

**Subsidiary
undertakings**

Valuation at 1 October 2016	£ 42
Valuation at 30 September 2017	42

The parent company and the group have investments in the following subsidiary undertakings:

Global Alternatives Operations Limited, whose principal activity is the owner and operator of market platforms for institutional grade property assets.

Global Alternatives IP Limited, whose principal activity is to bear administrative costs relating to the intellectual property of the group.

Property Crowd Limited, whose principal activity is to bear administrative costs on behalf of the group.

All companies mentioned above are direct wholly-owned subsidiaries of Global Alternatives Holdings Limited and have the registered office of 66 Grosvenor Street, London, W1K 3JL.

5 Debtors

**2017
£** **2016
£**

Amounts due from group undertakings etc.	561,881	-
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6 Creditors: amounts falling due within one year

**2017
£** **2016
£**

Accruals	6,601	9,638
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7 Creditors: amounts falling due after more than one year

**2017
£** **2016
£**

Other creditors	205,000	-
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Other creditors relate to Advance Subscription Agreements which are to be in place for 18 months from September 2017.

8 Transactions with related parties

The company has taken advantage of the exemption granted within Section 33 of FRS 102, which does not require the disclosure of transactions between a subsidiary undertaking and other group undertakings, as 100% of the company's voting rights are controlled within the group.

There was no directors' remuneration in the current year (2016: £Nil). The directors are considered to be the only key management personnel of the company.

9 Controlling party

There is no ultimate controlling party.

10 Average number of employees

During the year the average number of employees was 3 (2016: 1).

