
TWENTY-FIRST CENTURY LAND (NO.9) LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2019

TWENTY-FIRST CENTURY LAND (NO.9) LIMITED
REGISTERED NUMBER: 09951405

BALANCE SHEET
AS AT 31 MARCH 2019

	Note	2019 £	2018 £
Fixed assets			
Tangible assets	5	4,169	8,339
Investment property	6	2,618,943	2,618,943
		2,623,112	2,627,282
Current assets			
Debtors: amounts falling due within one year	7	162,687	141,587
Cash at bank and in hand	8	1,537	1,651
		164,224	143,238
Creditors: amounts falling due within one year	9	(61,956)	(58,332)
Net current assets		102,268	84,906
Total assets less current liabilities		2,725,380	2,712,188
Creditors: amounts falling due after more than one year	10	(1,213,000)	(1,239,694)
Net assets		1,512,380	1,472,494
Capital and reserves			
Called up share capital		1,485,000	1,485,000
Profit and loss account		27,380	(12,506)
		1,512,380	1,472,494

TWENTY-FIRST CENTURY LAND (NO.9) LIMITED
REGISTERED NUMBER: 09951405

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2019

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 5 August 2019.

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S N Grant

Director

The notes on pages 3 to 8 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

1. General information

Twenty-First Century Land (No.9) Limited is a private company limited by shares, incorporated in England and Wales (registered number 09951405).

The company's registered office and principal place of business is 39 High Street, London, England, E17 7AD.

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

The financial statements are presented in Sterling, which is the functional currency of the company.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

2. Accounting policies (continued)

2.3 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	-	33%
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

2.4 Investment property

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.8 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

2. Accounting policies (continued)

2.9 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

2.10 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

2.11 Taxation

Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in note 2, management is required to make judgments, estimates and assumptions about the carrying values of assets and the liabilities that are not readily apparent from other sources. The estimates and underlying 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 revisions affect only that period, or in the period of the revisions and future periods if the revision affects both current and future periods.

4. Employees

The average monthly number of employees, including directors, during the year was 3 (2018 - 3).

TWENTY-FIRST CENTURY LAND (NO.9) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

5. Tangible fixed assets

	Fixtures and fittings £
Cost or valuation	
At 1 April 2018	12,509
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At 31 March 2019	12,509
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Depreciation	
At 1 April 2018	4,170
Charge for the year on owned assets	4,170
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At 31 March 2019	8,340
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Net book value	
At 31 March 2019	4,169
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At 31 March 2018	8,339
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TWENTY-FIRST CENTURY LAND (NO.9) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

6. Investment property

	Investment property £
Valuation	
At 1 April 2018	2,618,943
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At 31 March 2019	2,618,943
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The 2019 valuations were made by the directors, on an open market value for existing use basis.

7. Debtors

	2019 £	2018 £
Trade debtors	9,915	-
Other debtors	152,772	141,587
	<hr/>	<hr/>
	162,687	141,587
	<hr/> <hr/>	<hr/> <hr/>

8. Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	1,537	1,651
	<hr/>	<hr/>
	1,537	1,651
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TWENTY-FIRST CENTURY LAND (NO.9) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

9. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	26,694	26,025
Trade creditors	-	208
Corporation tax	8,379	-
Other creditors	11,281	12,841
Accruals and deferred income	15,602	19,258
	<u>61,956</u>	<u>58,332</u>

10. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	1,213,000	1,239,694
	<u>1,213,000</u>	<u>1,239,694</u>

11. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Bank loan	26,694	26,025
	<u>26,694</u>	<u>26,025</u>
Amounts falling due 2-5 years		
Bank loan	1,213,000	1,239,694
	<u>1,213,000</u>	<u>1,239,694</u>
	<u>1,239,694</u>	<u>1,265,719</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.