

INVORDAN U4&5 LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016
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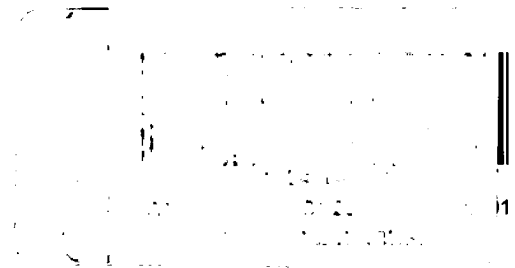
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INVORDAN U4&5 LIMITED

COMPANY INFORMATION

Directors	Mr A Dodi	(Appointed 13 May 2016)
	Mr M S Nurtman	(Appointed 29 July 2016)
Company number	10178547	
Registered office	Swiss House Beckingham Street Tolleshunt Major Essex CM9 8LZ	
Accountants	The Baker Clarke Partnership Ltd Swiss House Beckingham Street Tolleshunt Major Essex CM9 8LZ	

INVORDAN U4&5 LIMITED

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INVORDAN U4&5 LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2016

	Notes	2016 £	£
Fixed assets			
Investments	2		1,199,526
Current assets			
Debtors	3	171,535	
Creditors: amounts falling due within one year	4	(161,023)	
Net current assets			10,512
Total assets less current liabilities			1,210,038
Creditors: amounts falling due after more than one year	5	(123,406)	
Net assets			1,086,632
Capital and reserves			
Called up share capital	6		200
Share premium account			1,087,800
Profit and loss reserves			(1,368)
Total equity			1,086,632

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 Period ended 31 December 2016 the company was entitled to exemption from audit under section 477 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 financial statements.

The members have not required the company to obtain an audit of its financial statements for the Period 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 22 December 2017 and are signed on its behalf by:


Mr A Dodi
Director

Company Registration No. 10178547

INVORDAN U4&5 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

Invordan U4&5 Limited is a private company limited by shares incorporated in England and Wales. The registered office is Swiss House, Beckingham Street, Tolleshunt Major, Essex, CM9 8LZ.

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 freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Reporting period

The company's year end has been shortened to align with the parent company's year end.

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.

1.4 Cash at bank and in hand

Cash at bank and in hand 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.

INVORDAN U4&5 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.5 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.6 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.

2 Fixed asset investments

2016
£

Investments	1,199,526
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INVORDAN U4&5 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2016

2	Fixed asset investments	(Continued)
	Movements in fixed asset investments	
		Shares in group undertakings £
	Cost or valuation	
	At 13 May 2016	-
	Additions	1,199,526
		<hr/>
	At 31 December 2016	1,199,526
		<hr/>
	Carrying amount	
	At 31 December 2016	1,199,526
		<hr/> <hr/>
3	Debtors	2016 £
	Amounts falling due within one year:	
	Amounts due from group undertakings	124,184
	Other debtors	47,351
		<hr/>
		171,535
		<hr/> <hr/>
4	Creditors: amounts falling due within one year	2016 £
	Trade creditors	1,200
	Amounts due to group undertakings	158,454
	Other creditors	1,369
		<hr/>
		161,023
		<hr/> <hr/>
5	Creditors: amounts falling due after more than one year	2016 £
	Bank loans and overdrafts	123,406
		<hr/> <hr/>

The loan has a fixed and floating charge over the assets of the company.

INVORDAN U4&5 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2016

6 Called up share capital

2016

£

Ordinary share capital

Issued and fully paid

100 Ordinary of £1 each

100

100 Ordinary A of £1 each

100

200

7 Related party transactions

At the balance sheet date there were balances due from group companies of £124,184.

At the balance sheet date there were balances due to group companies of £135,954

At the balance sheet date, there was a balance owing to a related party, related by virtue of their directorship of £22,500.