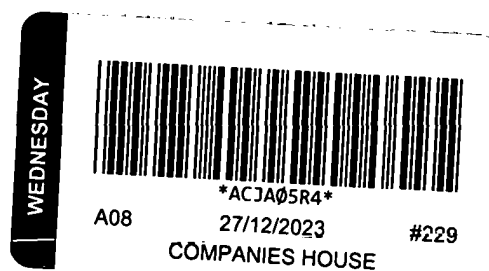

CREDITINCOME INVESTMENTS NO 2 LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023



CREDITINCOME INVESTMENTS NO 2 LIMITED

COMPANY INFORMATION

Directors	Sir John Ritblat J W J Ritblat M G Cohen
Registered number	10184215
Registered office	35 Ballards Lane London N3 1XW
Independent auditor	Gerald Edelman LLP Chartered Accountants & Statutory Auditor 73 Cornhill London EC3V 3QQ
Accountants	Berg Kaprow Lewis LLP 35 Ballards Lane London N3 1XW

CREDITINCOME INVESTMENTS NO 2 LIMITED

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CREDITINCOME INVESTMENTS NO 2 LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2023

The directors present their report and the financial statements for the year ended 31 March 2023.

Directors' responsibilities statement

The directors are responsible for preparing the Directors' 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 directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they 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 for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to 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.

Principal activity

The principal activity of the Company is that of property investment.

Results and dividends

The profit for the year, after taxation, amounted to £193,624 (2022 - £84,288).

The directors recommended a dividend for the year of £Nil (2021 - £Nil).

Going Concern

The directors have carried out a review of the operations of the company and have concluded that the preparation of these financial statement on the going concern basis is justified.

The company has received a letter from its parent company stating that it is its current intention to provide financial support in the event it is required for a period of at least 12 months from the date of approval of the balance sheet.

The directors continue to adopt the going concern basis in preparing the financial statements which assume that the company will continue in operation for the 12 months following the Balance Sheet signing date.

CREDITINCOME INVESTMENTS NO 2 LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023**

Directors

The directors who served during the year were:

Sir John Ritblat
J W J Ritblat
M G Cohen

Disclosure of Information to Auditor

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

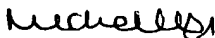
Auditor

Gerald Edelman LLP were appointed as auditor to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on *27 November 2023* and signed on its behalf.



M G Cohen
Director

CREDITINCOME INVESTMENTS NO 2 LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CREDITINCOME INVESTMENTS NO 2 LIMITED

Opinion

We have audited the financial statements of Creditincome Investments No 2 Limited (the 'Company') for the year ended 31 March 2023, which comprise the Statement of comprehensive income, the Balance sheet, the Statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2023 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's report thereon. The directors are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

CREDITINCOME INVESTMENTS NO 2 LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CREDITINCOME INVESTMENTS NO 2 LIMITED

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic report.

Responsibilities of directors

As explained more fully in the Directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Our audit procedures were primarily directed towards testing the accounting systems in operation which we have based our assessment of the financial statements for the year ended 31 March 2023.

We planned our audit so that we have a reasonable expectation of detecting material misstatements in the

CREDITINCOME INVESTMENTS NO 2 LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CREDITINCOME INVESTMENTS NO 2 LIMITED

financial statements resulting from irregularities, fraud or non-compliance with law or regulations.

Extent to which the audit was considered capable of detecting irregularities, including fraud

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations.
- Enquiring of management of whether they are aware of any non-compliance with laws and regulations.
- Enquiring of management whether they have knowledge of any actual, suspected or alleged fraud.
- Enquiring of management their internal controls established to mitigate risk related to fraud or non-compliance with laws and regulations.
- Discussions amongst the engagement team on how and where fraud might occur in the financial statements and any potential indicators of fraud. As part of this discussion, we identified potential for fraud in the following areas; posting of unusual journals.
- Obtaining understanding of the legal and regulatory framework the company operates in focusing on those laws and regulations that had a direct effect on the financial statements or that had a fundamental effect on the operations. The key laws and regulations we considered in this context included UK Companies Act, tax legislation, data protection, anti-bribery, employment and health and safety.

Audit response to risks identified

Fraud due to management override

To address the risk of fraud through management bias and override of controls, we:

- Performed analytical procedures to identify any unusual or unexpected relationships.
- Audited the risk of management override of controls, including through testing journal entries for appropriateness
- Assessed whether judgements and assumptions made in determining the accounting estimates set out in note 2 were indicative of potential bias; and
- Investigated the rationale behind significant or unusual transactions.

Irregularities and non-compliance with laws and regulations

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but are not limited to:

- Agreeing financial statements disclosures to underlying supporting documentation.
- Reviewing minutes of meetings of those charged with governance.
- Enquiring of management as to actual and potential litigation claims.
- Reviewing correspondence with HMRC.

The test nature and other inherent limitations of an audit, together with the inherent limitations of any accounting and internal control system, mean that there is an unavoidable risk that even some material misstatements in respect of irregularities may remain undiscovered even though the audit is properly planned and performed in accordance with ISAs (UK). Furthermore, the more removed that laws and regulations are from financial transactions, the less likely that we would become aware of non-compliance.

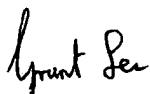
Our examination should therefore not be relied upon to disclose all such material misstatements or frauds, errors or instances of non-compliance that might exist. The responsibility for safeguarding the assets of the company and for the prevention and detection of fraud, error and non-compliance with law or regulations rests with the directors. A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

CREDITINCOME INVESTMENTS NO 2 LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CREDITINCOME INVESTMENTS NO 2 LIMITED

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Grant Lee (Senior statutory auditor)

for and on behalf of

Gerald Edelman LLP

Statutory Auditor
Chartered Accountants

73 Cornhill
London
EC3V 3QQ

Date: 28 November 2023

CREDITINCOME INVESTMENTS NO 2 LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
Turnover		543,827	172,783
Cost of sales		(228,903)	(34,116)
Gross profit		314,924	138,667
Administrative expenses		(124,942)	(34,608)
Other operating income		2,814	-
Operating profit		192,796	104,059
Interest receivable and similar income		828	-
Profit before tax		193,624	104,059
Tax on profit	6	-	(19,771)
Profit for the financial year		193,624	84,288
Other comprehensive income for the year			
Total comprehensive income for the year		193,624	84,288

The notes on pages 10 to 16 form part of these financial statements.

CREDITINCOME INVESTMENTS NO 2 LIMITED
REGISTERED NUMBER: 10184215

BALANCE SHEET
AS AT 31 MARCH 2023

	Note	2023 £	2022 £
Fixed assets			
Investment property	7	10,942,305	10,936,829
		<u>10,942,305</u>	<u>10,936,829</u>
Current assets			
Debtors: amounts falling due within one year	8	263,303	205,659
Cash at bank and in hand	9	150,000	-
		<u>413,303</u>	<u>205,659</u>
Creditors: amounts falling due within one year	10	(11,073,040)	(11,053,544)
Net current liabilities		<u>(10,659,737)</u>	<u>(10,847,885)</u>
Total assets less current liabilities		<u>282,568</u>	<u>88,944</u>
Net assets		<u>282,568</u>	<u>88,944</u>
Capital and reserves			
Called up share capital	13	100	100
Profit and loss account		282,468	88,844
		<u>282,568</u>	<u>88,944</u>

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 were approved and authorised for issue by the board and were signed on its behalf on 27 November 2023.


M G Cohen
 Director

The notes on pages 10 to 16 form part of these financial statements.

CREDITINCOME INVESTMENTS NO 2 LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2023**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2022	100	88,844	88,944
Comprehensive income for the year			
Profit for the year	-	193,624	193,624
Total comprehensive income for the year	-	193,624	193,624
At 31 March 2023	100	282,468	282,568

The notes on pages 10 to 16 form part of these financial statements.

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2022**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2021	100	4,556	4,656
Comprehensive income for the year			
Profit for the year	-	84,288	84,288
Total comprehensive income for the year	-	84,288	84,288
At 31 March 2022	100	88,844	88,944

CREDITINCOME INVESTMENTS NO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

1. General information

Creditincome Investments No 2 Limited is a private Company, limited by shares, incorporated in England under the Companies Act on 17 May 2016.

The address of the Company's registered office and principal place of business is provided on the company information page.

The Company's principal activities and nature of the Company's operations are disclosed within the Directors' Report on page 1.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared on the going concern basis, under the historical cost convention, modified to include investments at fair value. They comply with the financial reporting standards of the Financial Reporting Council including FRS102 section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS102).

The financial statements are presented in sterling which is also the functional currency of the company.

The following principal accounting policies have been applied:

2.2 Financial reporting standard 102 - reducing disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs paragraph 11.39 to 11.48A;
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- the requirements of Section 26 Share-based Payment paragraphs 26.18(b), 26.19 to 26.21 and 26.23;

The information is included in the consolidated financial statements of Creditincome Limited as at 31 March 2023 and these financial statements may be obtained from the registered office.

2.3 Going concern

The directors have carried out a review of the operations of the company and have concluded that the preparation of these financial statement on the going concern basis is justified.

The company has received a letter from its parent company stating that it is its current intention to provide financial support in the event it is required for a period of at least 12 months from the date of approval of the balance sheet.

The directors continue to adopt the going concern basis in preparing the financial statements which assume that the company will continue in operation for the 12 months following the Balance Sheet signing date.

CREDITINCOME INVESTMENTS NO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

2. Accounting policies (continued)

2.4 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.

Revenue is derived from rents and service charges.

2.5 Investment property

Investment property is carried at fair value determined annually by the directors and periodically by external valuers 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

2.6 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 Financial instruments

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Investments in non-convertible preference shares and in non-puttable ordinary and preference shares are measured at fair value with changes recognised in the Statement of Comprehensive Income.

2.8 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.

2.9 Interest income

Interest income is recognised in profit or loss using the effective interest method.

CREDITINCOME INVESTMENTS NO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

2. Accounting policies (continued)

2.10 Current and Deferred Taxation

The tax expense for the year comprises current and deferred tax. 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.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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 are required to make judgments, estimates and assumptions about the carrying values of assets and 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 revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

In the opinion of the directors, the underlying value of the Company's freehold property on 31 March 2023 has not changed in the year. Management have exercised their judgment in relation to the valuation methods used and market conditions prevailing at 31 March 2023 in coming to that opinion.

4. Auditor's remuneration

Auditor's remuneration is borne by the Company's parent, Creditincome Limited.

CREDITINCOME INVESTMENTS NO 2 LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

5. Employees

No directors are remunerated through the company.

The average monthly number of employees, including the directors, during the year was as follows:

	2023	2022
	No.	No.
Directors	<u>3</u>	<u>3</u>

6. Taxation

	2023	2022
	£	£
Corporation tax		
Current tax on profit for the year	-	19,771
	<u>-</u>	<u>19,771</u>
Total current tax	<u>-</u>	<u>19,771</u>
Deferred tax		
Total deferred tax	<u>-</u>	<u>-</u>
Taxation on profit on ordinary activities	<u>-</u>	<u>19,771</u>

CREDITINCOME INVESTMENTS NO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

6. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2022 - *higher than*) the standard rate of corporation tax in the UK of 19% (2022 - 19%). The differences are explained below:

	2023 £	2022 £
Profit on ordinary activities before tax	193,624	104,069
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2022 - 19%)	36,789	19,771
Effects of:		
Group relief	(36,789)	-
Total tax charge for the year	-	19,771

Factors that may affect future tax charges

There were no factors that may affect future tax charges.

7. Investment property

	Freehold investment property £
Valuation	
At 1 April 2022	10,936,829
Additions at cost	5,476
At 31 March 2023	10,942,305

In the opinion of the directors, the underlying value of the Company's freehold property on 31 March 2023 has not changed in the year. Management have exercised their judgement in relation to the valuation methods used and market conditions prevailing at 31 March 2023 in coming to that opinion.

If the Investment property had been accounted for under the historic cost accounting rules, the property would have been measured at £10,942,305 (2022: £10,936,829).

CREDITINCOME INVESTMENTS NO 2 LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

8. Debtors

	2023	2022
	£	£
Other debtors	173,335	152,641
Prepayments and accrued income	89,968	14,412
Tax recoverable	-	38,606
	263,303	205,659

9. Cash and cash equivalents

	2023	2022
	£	£
Cash at bank and in hand	150,000	-
	150,000	-

10. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Trade creditors	28,416	52,100
Amounts owed to group undertakings	10,931,113	10,868,305
Corporation tax	-	19,771
Other taxation and social security	25,062	-
Other creditors	-	7,237
Accruals and deferred income	88,449	106,131
	11,073,040	11,053,544

CREDITINCOME INVESTMENTS NO 2 LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

11. Financial instruments

	2023 £	2022 £
Financial assets		
Financial assets measured at fair value	<u>323,335</u>	<u>152,641</u>
Financial liabilities		
Other financial liabilities measured at fair value	<u>(11,047,921)</u>	<u>(11,033,773)</u>

12. Retained earnings

Retained earnings represents cumulative profits and losses, net of distributions to owners.

13. Share capital

	2023 £	2022 £
Allotted, called up and fully paid		
100 (2022 - 100) Ordinary shares of £1.00 each	<u>100</u>	<u>100</u>

The Company's ordinary shares, which carry no right to fixed income, each carry the right to one vote at general meetings of the Company.

14. Related party transactions

During the year, asset management fees have been provided to the Company by Mount Kendal Ltd, a company in which a director has significant influence. The fees totalled £16,251 (2022: £4,100) and at the year end the Company has accrued £16,251 in respect of these services (2022: £4,100).

The company has taken the advantage of the exemption available under FRS102 1A, whereby it has not disclosed transactions and balances with any wholly owned group companies.

15. Ultimate controlling party

The directors consider that the immediate parent company is Creditincome Investments (No2) Holdco Limited. Creditincome Limited is the ultimate controlling party, and is the smallest and the largest company for which consolidated accounts including Creditincome Investments No 2 Limited are prepared. The consolidated accounts of Creditincome Limited are available from its registered office, c/o Berg Kaprow Lewis, 35 Ballards Lane, London, N3 1XW.