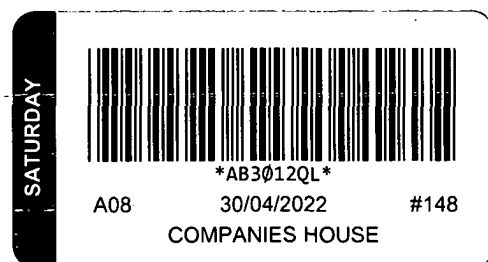


Company registration number: 10271494

Delin Advisors Ltd

Filleted financial statements

31 December 2021



Delin Advisors Ltd

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Delin Advisors Ltd

Directors and other information

Directors

Graeme McFaul	
Terrence James Currier	(Appointed 23 February 2022)
Robert Jerome Reiskin	(Appointed 23 February 2022)

Company number

10271494

Registered office

23 Princes Street
London
W1B 2LX

Business address

1st Floor
15 Stukeley Street
London
WC2B 5LT

Auditor

BG Partnership
1st Floor
23 Princes Street
London
W1B 2LX

Delin Advisors Ltd

**Directors responsibilities statement
Year ended 31 December 2021**

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including FRS 102 Section 1A Small Entities, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the Companies Act 2006. 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 the profit or loss of the company for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently; and
- 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 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.

Delin Advisors Ltd

Statement of financial position
31 December 2021

	Note	2021 £	£	2020 £	£
Current assets					
Debtors	5	3,529,885		37,062	
Cash at bank and in hand		3,333		18,058	
		<u>3,533,218</u>		<u>55,120</u>	
Creditors: amounts falling due within one year	6	<u>(3,464,634)</u>		<u>(13,384)</u>	
Net current assets			68,584		41,736
Total assets less current liabilities			68,584		41,736
Net assets			<u>68,584</u>		<u>41,736</u>
Capital and reserves					
Called up share capital	7	75,000		50,002	
Share premium account		59,998		59,998	
Profit and loss account		<u>(66,414)</u>		<u>(68,264)</u>	
Shareholders funds			<u>68,584</u>		<u>41,736</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

These financial statements were approved by the board of directors and authorised for issue on 25 April 2022, and are signed on behalf of the board by:

DocuSigned by:

Graeme McFaull

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Graeme McFaull
Director

Company registration number: 10271494

The notes on pages 5 to 7 form part of these financial statements.

Delin Advisors Ltd**Statement of changes in equity
Year ended 31 December 2021**

	Called up share capital £	Share premium account £	Profit and loss account £	Total £
At 1 January 2020	50,002	59,998	(62,702)	47,298
Profit/(loss) for the year			(5,562)	(5,562)
Total comprehensive income for the year	-	-	(5,562)	(5,562)
At 31 December 2020 and 1 January 2021	50,002	59,998	(68,264)	41,736
Profit/(loss) for the year			1,850	1,850
Total comprehensive income for the year	-	-	1,850	1,850
Issue of shares	24,998	-		24,998
Total investments by and distributions to owners	24,998	-	-	24,998
At 31 December 2021	<u>75,000</u>	<u>59,998</u>	<u>(66,414)</u>	<u>68,584</u>

Delin Advisors Ltd

**Notes to the financial statements
Year ended 31 December 2021**

1. Company information

Delin Advisors Ltd is a private company limited by shares, incorporated in England and Wales. The address of the registered office is 23 Princes Street, London, W1B 2LX. The principal activity of the company is that of a real estate investment advisor.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. UK GAAP accounting policies have been applied consistently in each year.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

In assessing the appropriateness of the application of the going concern basis, the directors have considered the trading performance of the company, future forecasts of the company and the available cash. The impact of COVID-19 after the balance sheet date on the business has also been considered. Accordingly, the directors have determined that it is appropriate to prepare these financial statements on a going concern basis.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for services rendered, net of Value Added Tax.

Turnover from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that expenses recognised are recoverable.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Delin Advisors Ltd**Notes to the financial statements (continued)**
Year ended 31 December 2021**Financial Instruments**

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans to other third parties and loans to related parties.

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.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the profit and loss account.

4. Employee numbers

The average number of persons employed by the company during the year amounted to Nil (2020: Nil).

5. Debtors

	2021	2020
	£	£
Trade debtors	11,136	19,622
Other debtors	3,518,749	17,440
	<u>3,529,885</u>	<u>37,062</u>

6. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	2,448	-
Amounts owed to group undertakings and undertakings in which the company has a participating interest	3,429,261	7,109
Other creditors	32,925	6,275
	<u>3,464,634</u>	<u>13,384</u>

Delin Advisors Ltd

Notes to the financial statements (continued)
Year ended 31 December 2021

7. Called up share capital

Allotted, called-up and fully-paid

	2021		2020	
	No	£	No	£
Ordinary shares of £ 1.00 each	<u>75,000</u>	<u>75,000</u>	<u>50,002</u>	<u>50,002</u>

Share movements

	No	£
Ordinary:		
At 1 January 2021	50,002	50,002
Issue of shares	<u>24,998</u>	<u>24,998</u>
At 31 December 2021	<u>75,000</u>	<u>75,000</u>

Share capital represents the nominal value of share capital subscribed for. During the year, the company issued 24,998 ordinary share of £1 for consideration of £24,998 (2020: no ordinary shares were issued during the year).

8. Summary audit opinion

The auditor's report for the year dated 25 April 2022 was unqualified.

The senior statutory auditor was Simon Mark Bristow, for and on behalf of BG Partnership.

9. Related party transactions

The Company has taken advantage of the exemption under Section 33.1A of FRS 102 not to disclose transactions with fellow wholly owned group companies.

10. Parent and ultimate parent undertaking

The Company's immediate and ultimate parent company is Delin Capital Holdings Limited, a company registered in Jersey.

11. Controlling party

The company is owned by Delin Capital Holdings Limited with its registered office at 12 Castle Street, St. Helier, Jersey, JE2 3RT by virtue of its subscription to the entire issued share capital of the company. However, the day-to-day management is undertaken solely by the Directors.