

# **UNMORTGAGE LTD**

**Company Registration Number:  
10395239 (England and Wales)**

**Unaudited abridged accounts for the year ended 30 June 2022**

**Period of accounts**

**Start date: 01 July 2021**

**End date: 30 June 2022**

# **UNMORTGAGE LTD**

## **Contents of the Financial Statements for the Period Ended 30 June 2022**

Balance sheet

Notes

# UNMORTGAGE LTD

## Balance sheet

As at 30 June 2022

	<i>Notes</i>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Intangible assets:	3	6,083	6,949
Tangible assets:	4	116,320	104,418
Investments:	5	72,000	20,002
<b>Total fixed assets:</b>		<b>194,403</b>	<b>131,369</b>
<b>Current assets</b>			
Debtors:		228,285	118,020
Cash at bank and in hand:		844,120	4,843,936
<b>Total current assets:</b>		<b>1,072,405</b>	<b>4,961,956</b>
Creditors: amounts falling due within one year:		(576,753)	(184,478)
<b>Net current assets (liabilities):</b>		<b>495,652</b>	<b>4,777,478</b>
Total assets less current liabilities:		690,055	4,908,847
Creditors: amounts falling due after more than one year:	6	(6,615,592)	(4,489,576)
<b>Total net assets (liabilities):</b>		<b>(5,925,537)</b>	<b>419,271</b>
<b>Capital and reserves</b>			
Called up share capital:		135	133
Share premium account:		9,672,796	9,672,796
Other reserves:		610,144	557,945
Profit and loss account:		(16,208,612)	(9,811,603)
<b>Shareholders funds:</b>		<b>(5,925,537)</b>	<b>419,271</b>

The notes form part of these financial statements

# UNMORTGAGE LTD

## Balance sheet statements

For the year ending 30 June 2022 the company was entitled to exemption 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.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 13 October 2022  
and signed on behalf of the board by:**

Name: Hugh Boyle  
Status: Director

The notes form part of these financial statements

# **UNMORTGAGE LTD**

## **Notes to the Financial Statements**

**for the Period Ended 30 June 2022**

### **1. Accounting policies**

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

# UNMORTGAGE LTD

## Notes to the Financial Statements for the Period Ended 30 June 2022

### 2. Employees

	<i>2022</i>	<i>2021</i>
Average number of employees during the period	61	36

# UNMORTGAGE LTD

## Notes to the Financial Statements for the Period Ended 30 June 2022

### 3. Intangible Assets

	Total
<b>Cost</b>	£
At 01 July 2021	8,662
At 30 June 2022	<u>8,662</u>
<b>Amortisation</b>	
At 01 July 2021	1,713
Charge for year	866
At 30 June 2022	<u>2,579</u>
<b>Net book value</b>	
At 30 June 2022	<u>6,083</u>
At 30 June 2021	<u>6,949</u>

# UNMORTGAGE LTD

## Notes to the Financial Statements for the Period Ended 30 June 2022

### 4. Tangible Assets

	<b>Total</b>
<b>Cost</b>	£
At 01 July 2021	145,103
Additions	50,035
Disposals	(25,048)
At 30 June 2022	<u><b>170,090</b></u>
<b>Depreciation</b>	
At 01 July 2021	40,685
Charge for year	21,023
On disposals	(7,938)
At 30 June 2022	<u><b>53,770</b></u>
<b>Net book value</b>	
At 30 June 2022	<u><u><b>116,320</b></u></u>
At 30 June 2021	<u><u><b>104,418</b></u></u>



# UNMORTGAGE LTD

## Notes to the Financial Statements

for the Period Ended 30 June 2022

### 5. Fixed investments

Investment in subsidiary - company only: Unmortgage Arrangers Ltd, incorporated in England and Wales - 100% ordinary shares Wayhome Nominees Ltd, incorporated in England and Wales - 100% ordinary shares Wayhome Property Management Ltd, incorporated in England and Wales - 100% ordinary shares Unmortgage Arrangers Ltd (registered number 11842567) had a profit of £1,042 for the year ended 30 June 2022 and had shareholder's funds of £20,962 as at 30 June 2022 Wayhome Nominees Ltd (registered number 13085562) had a profit of £7 for the year ended 30 June 2022 and had shareholder's funds of £51,007 as at 30 June 2022 Wayhome Property Management Ltd (registered number 13133425) had a profit of £4,598 for the year ended 30 June 2022 and had shareholder's funds of £5,598 as at 30 June 2022

# UNMORTGAGE LTD

## Notes to the Financial Statements

for the Period Ended 30 June 2022

### **6. Creditors: amounts falling due after more than one year note**

On 15 June 2022, the Company issued Convertible Loan Notes of £1,500,000 with a coupon of 7%. The Notes have a maturity of 6 months. This is on top of the existing £5,000,000. The Noteholders can elect to convert the Notes and any accrued interest into equity based on metrics set out in the agreement. £6.6 million has been recognised a liability and £0.6m as equity. An expense of £0.7m has been recognised in the period.

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.