

**THIS IS GRAVITY LIMITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

# THIS IS GRAVITY LIMITED

## COMPANY INFORMATION

---

Directors	M J Bellamy T B Curtis H S Frost R C Jones C R Kirkland Lord D M Triesman
Company secretary	S J Alsop
Registered number	11007113
Registered office	3 Burlington Gardens London W1S 3EP
Independent auditors	Warrener Stewart Chartered Accountants & Statutory Auditors Harwood House 43 Harwood Road London SW6 4QP

# THIS IS GRAVITY LIMITED

## CONTENTS

---

	Page
Directors' Report	1 - 2
Independent Auditors' Report	3 - 6
Statement of Comprehensive Income	7
Statement of Financial Position	8
Statement of Changes in Equity	9
Notes to the Financial Statements	10 - 19

# THIS IS GRAVITY LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

---

The directors present their report and the financial statements for the year ended 31 December 2022.

### Directors

The directors who served during the year were:

M J Bellamy  
T B Curtis  
H S Frost  
R C Jones  
C R Kirkland  
Lord D M Triesman

### 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.

### Disclosure of information to auditors

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 auditors are 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 auditors are aware of that information.

# THIS IS GRAVITY LIMITED

## DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

---

### Auditors

The auditors, Warrener Stewart, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

### 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 and signed on its behalf.

.....  
**M J Bellamy**  
Director

Date: 29 December 2023

# THIS IS GRAVITY LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THIS IS GRAVITY LIMITED

---

### Opinion

We have audited the financial statements of This is Gravity Limited (the 'Company') for the year ended 31 December 2022, which comprise the Statement of Comprehensive Income, the Statement of Financial Position, 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 December 2022 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 for 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 Auditors' 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.

# THIS IS GRAVITY LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THIS IS GRAVITY LIMITED (CONTINUED)

---

### Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' 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.

### 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.

# THIS IS GRAVITY LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THIS IS GRAVITY LIMITED (CONTINUED)

---

### Auditors' 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 Auditors' 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:

- Because of the relatively simple business model, there are comparatively few unexpected fluctuations in the reported results and balances and any unexpected items would be specifically enquired into by us; and
- There is a number of individuals which comprise "management" and therefore there is no single individual who is likely to be able to override controls to effect fraud.

We designed our audit procedures to respond to identified risks, including non-compliance with laws and regulations (irregularities) that are material to the financial statements. Some of the specific procedures performed to detect irregularities, including fraud, are detailed below:

- The review of control accounts and journal entries for large, unusual or unauthorised entries;
- The analytical review of the detailed profit and loss account for unexpected variances or items that fell outside our understanding of the business;
- Obtaining and reviewing a list of connected persons and entities and reviewing ledgers for undisclosed related party transactions; and
- Considering independent appraisals of the value of the Company's investment site.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to material misstatement in the financial statements or non-compliance with regulation. This risk increases the more the compliance with a law or regulation is removed from the events and transactions reflected in the financial statements as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring because of fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.



# THIS IS GRAVITY LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THIS IS GRAVITY LIMITED (CONTINUED)

---

### 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 Auditors' 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.

Colin Edney (Senior Statutory Auditor)

for and on behalf of

**Warrener Stewart**

Chartered Accountants & Statutory Auditors

Harwood House  
43 Harwood Road  
London  
SW6 4QP

Date: 29 December 2023

# THIS IS GRAVITY LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	2022 £	2021 £
Turnover		76,199	15,856
<b>Gross profit</b>		<b>76,199</b>	<b>15,856</b>
Administrative expenses		(1,981,220)	(1,367,552)
Other operating income		6,970	6,320
<b>Operating loss</b>		<b>(1,898,051)</b>	<b>(1,345,376)</b>
Gain on revaluation of investment properties		18,937,380	43,551,525
<b>Profit before tax</b>		<b>17,039,329</b>	<b>42,206,149</b>
Tax on profit	5	(2,433,180)	(7,643,126)
<b>Profit for the financial year</b>		<b>14,606,149</b>	<b>34,563,023</b>

There was no other comprehensive income for 2022 (2021:£NIL).

The notes on pages 10 to 19 form part of these financial statements.

# THIS IS GRAVITY LIMITED

REGISTERED NUMBER: 11007113

## STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	6	29,805	43,930
Investment property	7	137,187,058	107,763,568
		<u>137,216,863</u>	<u>107,807,498</u>
<b>Current assets</b>			
Debtors	8	1,268,267	528,638
Cash at bank and in hand	9	551,333	61,546
		<u>1,819,600</u>	<u>590,184</u>
Creditors: amounts falling due within one year	10	(3,513,040)	(40,910,940)
<b>Net current liabilities</b>		<u>(1,693,440)</u>	<u>(40,320,756)</u>
<b>Total assets less current liabilities</b>		<u>135,523,423</u>	<u>67,486,742</u>
Creditors: amounts falling due after more than one year		(50,997,352)	-
<b>Provisions for liabilities</b>			
Deferred tax	12	(16,118,640)	(13,685,460)
<b>Net assets</b>		<u><u>68,407,431</u></u>	<u><u>53,801,282</u></u>
<b>Capital and reserves</b>			
Called up share capital	13	100	100
Profit and loss account		68,407,331	53,801,182
		<u><u>68,407,431</u></u>	<u><u>53,801,282</u></u>

The Company's financial statements have been prepared in accordance with the 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 by:

.....  
**M J Bellamy**  
Director

Date: 29 December 2023

The notes on pages 10 to 19 form part of these financial statements.

# THIS IS GRAVITY LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2022

	Called up share capital £	Profit and loss account £	Total equity £
At 1 January 2021	100	19,238,159	19,238,259
Comprehensive income for the year			
Profit for the year	-	34,563,023	34,563,023
At 1 January 2022	100	53,801,182	53,801,282
Comprehensive income for the year			
Profit for the year	-	14,606,149	14,606,149
At 31 December 2022	100	68,407,331	68,407,431

The notes on pages 10 to 19 form part of these financial statements.

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

---

### 1. General information

The Company is a private company limited by shares and incorporated in England and Wales. The principal activity of the company is that of property investment. The principal place of business is Woolavington Road, Bridgwater, TA7 8AD and the registered office is 3 Burlington Gardens, London, W1S 3EP.

### 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 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 Financial Reporting Standard 102 - reduced 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 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 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Salamanca Group Holdings (UK) Limited as at 31 December 2022 and these financial statements may be obtained from 3 Burlington Gardens, London, W1S 3EP.

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

---

### 2. Accounting policies (continued)

#### 2.3 Going concern

The Company made a trading loss for the year but realised an overall profit after taking into account gains on the value of its investment site.

.

During the year, all financial facilities were replaced by larger medium term borrowings lending stability to the financial structure.

Notwithstanding the financing, the sale of a substantial part of the company's site completed in October 2023 realising a significant profit on sale and releasing cash, some of which was used in repaying all of the company's borrowings.

In view of the above, the directors consider that the Company will remain in operational existence for the foreseeable future and that the going concern basis is therefore applicable to the preparation of its financial statements.

#### 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. The following criteria must also be met before revenue is recognised:

##### Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

#### 2.5 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of Comprehensive Income in the same period as the related expenditure.

#### 2.6 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

---

### 2. Accounting policies (continued)

#### 2.7 Pensions

##### Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the Company in independently administered funds.

#### 2.8 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss 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 reporting 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 reporting 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 reporting date.

#### 2.9 Tangible fixed assets

Tangible fixed assets under the cost model 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.

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

---

### 2. Accounting policies (continued)

#### 2.9 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:

Plant and machinery	-	20%
Motor vehicles	-	20%
Computer equipment	-	20%

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 profit or loss.

#### 2.10 Investment property

Investment property is carried at fair value determined annually 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 profit or loss.

#### 2.11 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.

#### 2.12 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.

#### 2.13 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.



# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

---

### 2. Accounting policies (continued)

#### 2.14 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the reporting date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

#### 2.15 Financial instruments

The Company has elected to apply the provisions of Section 11 "Basic Financial Instruments" of FRS 102 to all of its financial instruments.

##### Basic financial assets

Basic financial assets, which include trade and other receivables, cash and bank balances, are initially measured at their transaction price including transaction costs and are subsequently carried at their amortised cost using the effective interest method, less any provision for impairment, 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.

Discounting is omitted where the effect of discounting is immaterial. The Company's cash and cash equivalents, trade and most other receivables due with the operating cycle fall into this category of financial instruments.

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

The key area of judgement is the valuation of freehold investment properties. Management makes use of professionally qualified, independent external valuers in order to mitigate against any risk of management bias in arriving at each valuation.

### 4. Employees

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

	2022 No.	2021 No.
Directors	6	6
Employees	3	4
	<u>9</u>	<u>10</u>

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

### 5. Taxation

	2022 £	2021 £
<b>Corporation tax</b>		
Current tax on profits for the year	-	(30,857)
Adjustments in respect of previous periods	-	(10,449)
<b>Total current tax</b>	-	(41,306)
<b>Deferred tax</b>		
Origination and reversal of timing differences	2,433,180	7,684,432
<b>Taxation on profit on ordinary activities</b>	<b>2,433,180</b>	<b>7,643,126</b>

#### Factors affecting tax charge for the year

The tax assessed for the year is lower than (2021 - lower than) the standard rate of corporation tax in the UK of 19% (2021 - 19%). The differences are explained below:

	2022 £	2021 £
Profit on ordinary activities before tax	<b>17,039,329</b>	<b>42,206,149</b>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	<b>3,237,473</b>	<b>8,019,168</b>
<b>Effects of:</b>		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	<b>358,471</b>	398
Capital allowances for year in excess of depreciation	<b>2,684</b>	(56)
Adjustments to tax charge in respect of prior periods	-	(10,449)
Non-taxable income	<b>(3,612,580)</b>	<b>(8,274,790)</b>
Adjustment in respect of land remediation tax credit leading to an increase/(decrease) in the tax charge	<b>(818,019)</b>	(30,857)
Unrelieved tax losses carried forward	<b>831,971</b>	255,280
Deferred taxation	<b>2,433,180</b>	<b>7,684,432</b>
<b>Total tax charge for the year</b>	<b>2,433,180</b>	<b>7,643,126</b>

#### Factors that may affect future tax charges

There were no factors that may affect future tax charges.

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

### 6. Tangible fixed assets

	Plant and machinery £	Motor vehicles £	Computer equipment £	Total £
<b>Cost or valuation</b>				
At 1 January 2022	43,114	24,158	3,352	70,624
At 31 December 2022	43,114	24,158	3,352	70,624
<b>Depreciation</b>				
At 1 January 2022	11,696	14,495	503	26,694
Charge for the year on owned assets	8,623	4,832	670	14,125
At 31 December 2022	20,319	19,327	1,173	40,819
<b>Net book value</b>				
At 31 December 2022	22,795	4,831	2,179	29,805
<b>At 31 December 2021</b>	31,418	9,663	2,849	43,930

### 7. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 January 2022	107,763,568
Additions at cost	10,486,110
Surplus on revaluation	18,937,380
<b>At 31 December 2022</b>	<b>137,187,058</b>

The 2022 valuations were made by Savills, on an open market value for existing use basis.

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

### 8. Debtors

	2022 £	2021 £
<b>Due after more than one year</b>		
Prepayments and accrued income	274,157	303,816
	<u>274,157</u>	<u>303,816</u>
<b>Due within one year</b>		
Amounts owed by group undertakings	3,400	165
Other debtors	285,952	150,073
Prepayments and accrued income	704,758	43,727
Tax recoverable	-	30,857
	<u>1,268,267</u>	<u>528,638</u>

### 9. Cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	<u>551,333</u>	<u>61,546</u>

### 10. Creditors: Amounts falling due within one year

	2022 £	2021 £
Other loans	-	28,854,515
Trade creditors	279,357	643,857
Amounts owed to group undertakings	956	7,919,038
Other creditors	3,152,828	3,143,611
Accruals and deferred income	79,899	349,919
	<u>3,513,040</u>	<u>40,910,940</u>

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

### 11. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Other loans	<u>50,997,352</u>	<u>-</u>

Borrowings were secured by a legal charge over the company's investment land and buildings.

Loans are classified as falling due after more than one year, in line with the underlying financing agreements. The facility was repaid in full (£55.7m) in June and October 2023 from proceeds of the partial sale of the investment site.

### 12. Deferred taxation

	2022 £	2021 £
At beginning of year	13,685,460	6,001,028
Charged to profit or loss	2,433,180	7,684,432
<b>At end of year</b>	<u><b>16,118,640</b></u>	<u><b>13,685,460</b></u>

The provision for deferred taxation is made up as follows:

	2022 £	2021 £
Revaluation gains	18,974,277	14,676,487
Tax losses carried forward	(2,855,637)	(991,027)
	<u><b>16,118,640</b></u>	<u><b>13,685,460</b></u>

### 13. Share capital

	2022 £	2021 £
<b>Allotted, called up and fully paid</b>		
50 (2021 - 50) Ordinary A shares of £1.00 each	50	50
50 (2021 - 50) Ordinary B shares of £1.00 each	50	50
	<u><b>100</b></u>	<u><b>100</b></u>

# THIS IS GRAVITY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

---

### 14. Pension commitments

The Company contributes to a defined contribution pension scheme administered through a group company. The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company and amounted to £9,441 (2021: £9,000).

### 15. Related party transactions

M J Bellamy, a director of this Company, had an outstanding director's loan balance of £24,000 (2021: £24,000). This has been repaid in November 2023.

### 16. Post balance sheet events

In October 2023, part of the company's investment property was sold, realising a substantial gain. This enabled the company to repay the debt in full.

### 17. Controlling party

Salamanca Group Holdings (UK) Limited is the parent undertaking of the largest and smallest group of undertakings to consolidate these financial statements at 31 December 2022. The consolidated financial statements of Salamanca Group Holdings (UK) Limited can be obtained from 3 Burlington Gardens, London, W1S 3EP.

There is no ultimate controlling party of the Company.

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.