

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

FOR

VIEW PROPERTY SPV2 LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2019

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VIEW PROPERTY SPV2 LIMITED (BY SHARES)

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2019

DIRECTORS:

S J Jones
M Hallam

REGISTERED OFFICE:

3rd Floor
19a Portland Street
Brighton
East Sussex
BN1 1RN

REGISTERED NUMBER:

11102469 (England and Wales)

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
VIEW PROPERTY SPV2 LIMITED (BY SHARES)

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement is not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of View Property SPV2 Limited for the year ended 31 December 2019 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of View Property SPV2 Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of View Property SPV2 Limited and state those matters that we have agreed to state to the Board of Directors of View Property SPV2 Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than View Property SPV2 Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that View Property SPV2 Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of View Property SPV2 Limited. You consider that View Property SPV2 Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of View Property SPV2 Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

25 November 2020

VIEW PROPERTY SPV2 LIMITED (BY SHARES) (REGISTERED NUMBER: 11102469)**BALANCE SHEET**
31 DECEMBER 2019

	2019	2018
	£	£
CALLED UP SHARE CAPITAL NOT PAID	1	1
CURRENT ASSETS	1,910,718	904,921
PREPAYMENTS AND ACCRUED INCOME	-	550
CREDITORS		
Amounts falling due within one year	(1,934,375)	(914,221)
NET CURRENT LIABILITIES	(23,657)	(8,750)
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>(23,656)</u>	<u>(8,749)</u>
CAPITAL AND RESERVES	<u>(23,656)</u>	<u>(8,749)</u>

NOTES TO THE FINANCIAL STATEMENTS**1. AVERAGE NUMBER OF EMPLOYEES**

The average number of employees during the year was NIL (2018 - NIL) .

2. GOING CONCERN

The company has prepared these accounts on a going concern basis, however there are material uncertainties in respect of COVID-19 and management have taken into consideration the existing and potential effects of coronavirus on the activities of the business in the future..

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

BALANCE SHEET - continued
31 DECEMBER 2019

The financial statements have been prepared in accordance with the micro-entity provisions 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 25 November 2020 and were signed on its behalf by:

M Hallam - Director

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.