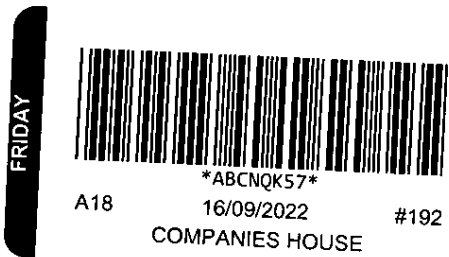


MOUNT ANVIL (STEPNEY WAY 2) LIMITED

Report and Unaudited Financial Statements

For the year ended 31 December 2021

Company number: 11167557



MOUNT ANVIL (STEPNEY WAY 2) LIMITED

Annual report and financial statements for the year ended 31 December 2021

Contents

Page

1	Directors' Report
2	Statement of Comprehensive Income
3	Statement of Financial Position
4	Statement of Changes in Equity
5	Notes to the Financial Statements

Directors

E T Anderson
J R Hall
D R J Hurley

Secretary and Registered office

E T Anderson
140 Aldersgate Street
London
EC1A 4HY

Company number

11167557

MOUNT ANVIL (STEPNEY WAY 2) LIMITED

Report of the directors for the year ended 31 December 2021

The directors present their report together with the unaudited financial statements for the year ended 31 December 2021.

Results and principal activity

The principal activity of Mount Anvil (Stepney Way 2) Limited in the year under review was that of an intermediate holding company of a property development business. The company made a loss before tax of £6,000 (2020: loss before tax £4,000) in the year. No dividend was paid in the year (2020: £nil).

The company is expected to continue as an intermediate holding company.

Directors

The following directors have held office since the beginning of the year:

E T Anderson
J R Hall
D R J Hurley

Secretary

The following secretaries have held office since the beginning of the year:

E T Anderson

Audit

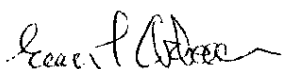
The directors have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006 relating to small companies.

Going concern

The financial statements have been prepared on a going concern basis; the directors consider the future profitability of the underlying property development business supports the value of the investment in the company.

In preparing the directors' report advantage has been taken of the provisions applicable to companies subject to the small companies' regime.

On behalf of the board



E T Anderson
Director

Date: 23 August 2022

MOUNT ANVIL (STEPNEY WAY 2) LIMITED**Statement of Comprehensive Income for the year ended 31 December 2021**

	Note	2021 £'000	2020 £'000
Turnover	3	-	-
Cost of Sales		-	-
Gross profit		-	-
Administration expenses		(6)	(4)
Operating loss and loss on ordinary activities before taxation		(6)	(4)
Taxation on loss on ordinary activities	6	196	-
Profit / (loss) and total comprehensive income / (expense) for the year		190	(4)

All amounts relate to continuing activities.

The notes on pages 5 to 8 form part of these financial statements.

MOUNT ANVIL (STEPNEY WAY 2) LIMITED**Statement of Financial Position at 31 December 2021**
Company number 11167557

		2021	2020
	Note	£'000	£'000
Fixed assets			
Investments	5	1,762	1,762
Current assets			
Debtors	7	196	-
Creditors: amounts falling due within one year	8	(10)	(4)
Net current assets / (liabilities)		186	(4)
Total assets less current liabilities		1,948	1,758
Net assets		1,948	1,758
Represented by:			
Capital and reserves			
Called up share capital	9	1,762	1,762
Profit and loss reserve		186	(4)
Shareholders' funds		1,948	1,758

The notes on pages 5 to 8 form part of these financial statements.

For the financial year ended 31 December 2021 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

The shareholders have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared 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 23 August 2022



E T Anderson
Director

MOUNT ANVIL (STEPNEY WAY 2) LIMITED

Statement of Changes in Equity as at 31 December 2021 and 31 December 2020

	Share capital	Profit and loss account	Total equity
	£'000	£'000	£'000
At 1 January 2020	313	-	313
Comprehensive expense for the year			
Loss for the year	-	(4)	(4)
Total comprehensive expense for the year	<u>-</u>	<u>(4)</u>	<u>(4)</u>
Contribution by and distributions to owners			
Share capital issued	1,449	-	1,449
Total transactions with owners	<u>1,449</u>	<u>-</u>	<u>1,449</u>
At 31 December 2020	<u>1,762</u>	<u>(4)</u>	<u>1,758</u>
At 1 January 2021	1,762	(4)	1,758
Comprehensive income for the year			
Profit for the year	-	190	190
Total comprehensive income for the year	<u>-</u>	<u>190</u>	<u>190</u>
At 31 December 2021	<u>1,762</u>	<u>186</u>	<u>1,948</u>

The notes on pages 5 to 8 form part of these financial statements.

1 Accounting policies

1.1 Basis of preparation of financial statements

The address of the company's registered office and the principal activities of the company are set out on the contents page and in the directors' report on page 1 respectively.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The financial statements are prepared in sterling (£) which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest thousand.

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 2).

The following principal accounting policies have been applied:

1.2 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); and
- the requirements of Section 33 Related Party Transactions.

1.3 Turnover

No turnover is expected in this entity as it is an intermediate holding company. The group policy is that turnover represents the value of unconditional property sales, net of value added tax, and is recognised when the significant risks and rewards are considered to have been transferred to the buyer.

1.4 Investments

Investments held as fixed assets are stated at cost less any provision for impairment. The carrying value of the underlying investments are reviewed regularly and it is confirmed that the net assets of the underlying investments continue to be in excess of the carrying value of the investment.

1.5 Debtors

Short term debtors are measured at transaction price, less any impairment.

1.6 Creditors

Short term creditors are measured at the transaction price.

1.7 Consolidation

The financial statements contain information about the company as an individual undertaking and do not contain consolidated financial information as the parent of the Group. The company is exempt under section 400 (b) of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it is itself a small company.

1.8 Financial instruments

Financial assets

Financial assets, other than investments, are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost.

MOUNT ANVIL (STEPNEY WAY 2) LIMITED

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

1 Accounting policies (continued)

1.9 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 statement of financial position date in the countries where the company operates and generates income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the statement of financial position 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;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries and joint ventures and the company can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

1.10 Reserves

The company's reserves are as follows:

- Called up share capital represents the nominal value of the shares issued.
- Profit and loss account represents the cumulative profits or losses, net of dividends paid and other adjustments.

1.11 Going concern

The financial statements have been prepared on a going concern basis; the directors consider the future profitability of the underlying property development business supports the value of the investment in the company.

2 Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the Directors have made the following judgements:

(a) Carrying value of investments

Investments are held at carrying value and reviewed against recoverable amount. The company has established internal controls designed to effectively assess and review investment carrying values and ensure the appropriateness of the estimates made.

3 Turnover

There was no turnover in the year (2020: £nil). No turnover is expected in this entity as it is an intermediate holding company.

4 Employee information

The company had no employees (2020: none) and no directors' emoluments were paid in the year (2020: £nil).

MOUNT ANVIL (STEPNEY WAY 2) LIMITED

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

5 Investments in joint ventures

	2021 £'000	2020 £'000
At 1 January	1,762	313
Additions in the year	-	1,449
At 31 December	1,762	1,762

The above balance contains no (2020: £nil) capitalised interest.

The company has the following joint venture interests, registered in England and Wales:

Company name	% held	Type of business	Country of registration	Registered Address
Stepney Way 2 LLP	50	Property Development	England and Wales	140 Aldersgate Street, London, EC1A 4HY

Stepney Way 2 LLP was incorporated on 10 October 2017, and Mount Anvil (Stepney Way 2) Limited has been a partner since 16 February 2018.

6 Tax on profit on ordinary activities

	2021 £'000	2020 £'000
<i>Current tax</i>		
UK corporation tax at 19.00%	-	-
<i>Deferred tax</i>		
Origination and reversal of timing differences	196	-
Taxation on profit on ordinary activities	196	-

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. This is explained below:

	2021 £'000	2020 £'000
Loss on ordinary activities before taxation	(6)	(4)
Tax on profit on ordinary activities at the standard rate of corporation tax in the UK of 19%	(1)	(1)
Loss allocation from Stepney Way 2 LLP	(147)	-
Remeasure deferred tax for changes in tax rates	(48)	-
Group relief surrendered	-	1
Tax charge for the year	(196)	-
<i>Movement in Deferred tax asset</i>		
Deferred tax charged in the Statement of comprehensive income for the year	-	-
Asset at end of year	-	-

MOUNT ANVIL (STEPNEY WAY 2) LIMITED**Notes to the financial statements for the year ended 31 December 2021 (continued)****7 Debtors**

	2021 £'000	2020 £'000
Deferred tax asset	196	-
	<u>196</u>	<u>-</u>

8 Creditors: amounts falling due within one year

	2021 £'000	2020 £'000
Amounts owed to associated undertakings	8	2
Accruals and deferred income	2	2
	<u>10</u>	<u>4</u>

9 Share capital

	2021 £	2020 £
<i>Authorised, allotted, called up and fully paid</i>		
1,761,661 (2020: 1,761,661) ordinary shares of £1 each	<u>1,761,661</u>	<u>1,761,661</u>

10 Controlling party

The immediate parent company is Mount Anvil (Jersey) Limited, registered address 44 Esplanade, St Helier, Jersey, JE4 9WG. At 31 December 2021 and 31 December 2020 there was no ultimate controlling party.

Copies of the financial statements of Mount Anvil (Jersey) Limited are available from 44 Esplanade, St Helier, Jersey, JE4 9WG.