

Company registration number: 11381373

High Street Properties Investment Ltd.

Filleted financial statements

31 December 2021



## **High Street Properties Investment Ltd.**

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**High Street Properties Investment Ltd.**

**Directors and other information**

<b>Directors</b>	Mr Karsten Borch Ms Ng Wai Fun Mr Wang Quan Mr Andreas Pedersen
<b>Secretary</b>	Clyde Secretaries Limited
<b>Company number</b>	11381373
<b>Registered office</b>	The St Botolph Building 138 Houndsditch London United Kingdom EC3A 7AR
<b>Business address</b>	The St Botolph Building 138 Houndsditch London United Kingdom EC3A 7AR
<b>Auditor</b>	Jacksons Chartered Accountants & Statutory Auditor Deansfield House 98 Lancaster Road Newcastle under Lyme Staffordshire United Kingdom ST5 1DS

## **High Street Properties Investment 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). 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;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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.

**High Street Properties Investment Ltd.**

**Statement of financial position  
31 December 2021**

	Note	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Tangible assets	8	27,842,548		23,758,632	
			27,842,548		23,758,632
<b>Current assets</b>					
Debtors	9	1,789,536		4,080,811	
Cash at bank and in hand		1,995,952		1,379,425	
			3,785,488		5,460,236
<b>Creditors: amounts falling due within one year</b>	10	(730,253)		(273,557)	
<b>Net current assets</b>			3,055,235		5,186,679
<b>Total assets less current liabilities</b>			30,897,783		28,945,311
<b>Net assets</b>			30,897,783		28,945,311
<b>Capital and reserves</b>					
Called up share capital			30,700,000		29,600,000
Profit and loss account			197,783		(654,689)
<b>Member's funds</b>			30,897,783		28,945,311

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 29 July 2022, and are signed on behalf of the board by:

*Ng Wai Fun, Claire*

Ms Ng Wai Fun  
Director

Company registration number: 11381373

The notes on pages 5 to 10 form part of these financial statements.

**High Street Properties Investment Ltd.**

**Statement of changes in equity  
Year ended 31 December 2021**

	<b>Called up share capital £</b>	<b>Profit and loss account £</b>	<b>Total £</b>
<b>At 1 January 2020</b>	22,000,000	220,731	22,220,731
(Loss) for the year	<u>          </u>	(875,420)	(875,420)
<b>Total comprehensive income for the year</b>	-	(875,420)	(875,420)
Issue of shares	<u>7,600,000</u>	<u>          </u>	<u>7,600,000</u>
<b>Total investments by and distributions to owners</b>	7,600,000	-	7,600,000
<b>At 31 December 2020 and 1 January 2021</b>	<u>29,600,000</u>	<u>(654,689)</u>	<u>28,945,311</u>
Profit for the year	<u>          </u>	852,472	852,472
<b>Total comprehensive income for the year</b>	-	852,472	852,472
Issue of shares	<u>1,100,000</u>	<u>          </u>	<u>1,100,000</u>
<b>Total investments by and distributions to owners</b>	1,100,000	-	1,100,000
<b>At 31 December 2021</b>	<u><u>30,700,000</u></u>	<u><u>197,783</u></u>	<u><u>30,897,783</u></u>

The notes on pages 5 to 10 form part of these financial statements.

## **High Street Properties Investment Ltd.**

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

#### **1. General information**

The company is a private company limited by shares, registered in England & Wales, company number 11381373. The address of the registered office is The St Botolph Building, 138 Houndsditch, London, United Kingdom, EC3A 7AR.

#### **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 the Republic of Ireland' and the Companies Act 2006.

#### **3. Accounting policies**

##### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity and rounded to the nearest £.

##### **Going concern**

The financial statements have been prepared on the going concern basis as disclosed in note 14.

##### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The judgements that management have made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

- determining the estimated useful lives of tangible assets
- deferred tax

##### **Revenue recognition**

Turnover is measured at the fair value of rents received or receivable in respect of the rental of investment properties during the year. Revenue from the rental of investment properties is recognised on a straight line basis over the period to which the rental applies. Revenue is recognised from the inception of the contract; when the amount of revenue can be measured reliably and it is probable that the associated economic benefits will flow to the entity, net of Value Added Tax.

##### **Exceptional items**

Exceptional items are disclosed separately in the financial statements in order to provide further understanding of the financial performance of the entity. They are material items of income or expense that have been shown separately because of their nature or amount.

## **High Street Properties Investment Ltd.**

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

#### **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, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover 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.

#### **Tangible assets**

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

As long as the relevant asset is not operational (i.e. able to be used for its purpose), the cost is shown as assets under construction and is not depreciated.

#### **Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold land	- Not depreciated
Freehold property	- 5 years or over the life of the premises
Assets under construction	- Not depreciated
Computer equipment	- 3 years

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

#### **Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.



## High Street Properties Investment Ltd.

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

#### Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset.

#### Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

#### Foreign currencies

Foreign currency transactions are initially recorded in the functional currency, by applying the spot exchange rate as at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate ruling at the reporting date, with any gains or losses being taken to the statement of comprehensive income.

#### 4. Events after the end of the reporting period

Subsequent to the year end, the company received total consideration in the sum of £1,100,000 for the allotment of 1,100,000 Ordinary £1 shares.

#### 5. Employee numbers

The average number of persons employed by the company during the year amounted to 4 (2020: 3).

#### 6. Loss before taxation

Loss before taxation is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation of tangible assets	308	322,402

**High Street Properties Investment Ltd.**

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

**7. Tax on loss**

**Major components of tax income/expense**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Deferred tax:</b>		
Origination and reversal of timing differences	(1,197,942)	-
<b>Tax on loss</b>	<u>(1,197,942)</u>	<u>-</u>

**Reconciliation of tax income/expense**

The tax assessed on the loss on ordinary activities for the year is lower than (2020: higher than) the standard rate of corporation tax in the UK of 19.00% (2020: 19.00%).

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Loss before taxation	<u>(345,470)</u>	<u>(875,420)</u>
Loss multiplied by rate of tax	(65,639)	(166,330)
Effect of expenses not deductible for tax purposes	3,047	165,536
Effect of capital allowances and depreciation	(8,029)	-
Effect of changes in UK tax rates	(287,506)	-
Unrelieved tax losses	70,621	794
Accelerated capital allowances	<u>(910,436)</u>	<u>-</u>
<b>Tax on loss</b>	<u>(1,197,942)</u>	<u>-</u>

**High Street Properties Investment Ltd.**

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

**8. Tangible assets**

	Freehold property	Freehold	Assets under land construction	Computer equipment	Total
	£	£	£	£	£
<b>Cost</b>					
At 1 January 2021	652,425	21,000,000	2,758,324	1,114	24,411,863
Additions	-	-	4,084,224	-	4,084,224
<b>At 31 December 2021</b>	<u>652,425</u>	<u>21,000,000</u>	<u>6,842,548</u>	<u>1,114</u>	<u>28,496,087</u>
<b>Depreciation</b>					
At 1 January 2021	652,425	-	-	806	653,231
Charge for the year	-	-	-	308	308
<b>At 31 December 2021</b>	<u>652,425</u>	<u>-</u>	<u>-</u>	<u>1,114</u>	<u>653,539</u>
<b>Carrying amount</b>					
<b>At 31 December 2021</b>	<u>-</u>	<u>21,000,000</u>	<u>6,842,548</u>	<u>-</u>	<u>27,842,548</u>
At 31 December 2020	<u>-</u>	<u>21,000,000</u>	<u>2,758,324</u>	<u>308</u>	<u>23,758,632</u>

**9. Debtors**

	2021 £	2020 £
Deferred tax asset	1,197,942	-
Amounts owed by group undertakings	-	4,000,000
Other debtors	435,126	467
Social security and other taxes	84,799	79,829
Prepayments and accrued income	71,669	515
	<u>1,789,536</u>	<u>4,080,811</u>

**10. Creditors: amounts falling due within one year**

	2021 £	2020 £
Trade creditors	697,253	253,707
Accruals and deferred income	33,000	19,850
	<u>730,253</u>	<u>273,557</u>

**11. Limitation of auditor's liability**

On 11 May 2021, the company agreed terms of engagement limiting its auditor's liability to a maximum of £1,000,000.

**High Street Properties Investment Ltd.**

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

**12. Summary audit opinion**

The auditor's report for the year dated 29 July 2022 was unqualified.

The senior statutory auditor was David McDonald FCA, for and on behalf of Jacksons Chartered Accountants & Statutory Auditor.

**13. Related party transactions**

High Street Properties Investment Ltd. is a 100% subsidiary of Ecco China Wholesale Holding (Singapore) PTE. Ltd., incorporated in Singapore.

The parent of the smallest group for which consolidated financial statements are drawn up, of which the company is a member, is ECCO Sko A/S and its registered office address is Industrivej 5, 6261 Bredebro, Denmark.

The company has taken advantage of the exemption conferred by FRS 102 Section 1A allowing it to not disclose transactions with group undertakings, as it is wholly owned. The directors receive no remuneration or other benefits.

**14. Going concern**

The immediate parent undertaking, ECCO China Wholesale Holding (Singapore) PTE. Ltd., and the ultimate parent undertaking, ECCO Sko A/S, have confirmed that they will continue to support the company by ensuring that it has sufficient working capital to continue its business operations and to meet known and expected liabilities as they fall due for a period of at least 12 months from the date of signing these financial statements. As a consequence, the directors believe that the company is well placed to manage its business risks successfully.

In adopting the going concern basis for preparing the financial statements, the directors have considered the business activities as well as the principal risks and uncertainties of the business. Based on the company's liquid resources, cash flow forecasts and projections, the board is satisfied that the company will be able to operate within the level of the facilities provided by the ultimate parent undertaking for a period of at least 12 months from the date of signing these financial statements. As such, the directors confirm that the company will remain a going concern and, therefore, the financial statements have been prepared on the going concern basis.