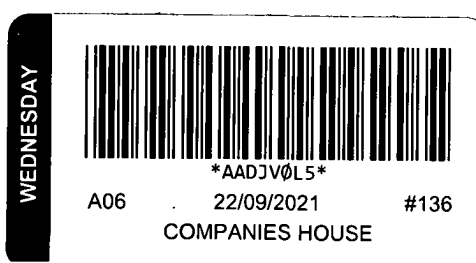


ARTMAX CRAVEN HOUSE LIMITED
ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
COMPANY REGISTRATION NO. 11453231



ARTMAX CRAVEN HOUSE LIMITED

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ARTMAX CRAVEN HOUSE LIMITED
DIRECTORS, ADVISORS AND OTHER INFORMATION

Directors

During the period and up to the date of signing of the financial statements, the Directors were as follows:

Kristoffer Erik Andreas Ultenius
Carmen Wong
Ming Wai Lau

Independent Auditors

BDO LLP
55 Baker Street
London
W1U 7EU

Registered Office

100 New Bridge Street
London
EC4V 6JA

Company No.

11453231

**ARTMAX CRAVEN HOUSE LIMITED
REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2020**

Report of the Directors

The Directors of Artmax Craven House Limited (the "Company") present their annual report and the audited financial statements (the "financial statements") for the year ended 31 December 2020.

Background

The Company was incorporated in United Kingdom on 6 July 2018 and commenced activities on 6 July 2018. The Company is a closed ended no fixed life investment company and is registered under the provisions of United Kingdom Company Law.

Principal activities

The principal activities of the Company is property investment with the objective of providing ordinary shareholders with an attractive level of income along with the prospect of income and capital growth from investing in a diversified UK commercial property portfolio.

Results and dividends

The results for the year are set out in the Statement of Comprehensive Income on page 8. The Directors do not recommend the payment of a dividend in respect of the year ended 31 December 2020 (2019: £nil).

Directors

The following persons were Directors of the Company during the period and up to the date of this report:

Kristoffer Erik Andreas Ultenius
Carmen Wong
Ming Wai Lau

Directors' interests

Ming Wai Lau is the counterparty to the loans payable by the Company.

Statement of Directors' responsibilities

The Directors are responsible for preparing financial statements for the year which give a true and fair view, in accordance with applicable United Kingdom Law and International Accounting Standards in conformity with the requirements of the Companies Act 2006, of the state of affairs of the Company and of the profit or loss of the Company for that year. In preparing those financial statements, the Directors are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors have complied with the above requirements throughout the year and subsequently.

The Directors are responsible for keeping proper accounting records, which 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 United Kingdom Company Law. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud error and non compliance with law and regulations.

Going concern

The Directors have received written confirmation of financial support, from the ultimate parent undertaking, for 12 months from the date of approval of the financial statements.

The Company's business activities, together with the factors likely to affect its future development, its financial position, financial risk management objectives and exposures to risks and uncertainties. The Company has access to the considerable financial resources of its ultimate Parent.

After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the forecasted period to 14 September 2022 and concluded there are no material uncertainties. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Further details are included in note 3b.

**ARTMAX CRAVEN HOUSE LIMITED
REPORT OF THE DIRECTORS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020**

COVID-19

COVID-19, which is a respiratory illness caused by a new virus, was declared a world-wide pandemic by the World Health Organisation in March 2020. COVID-19, as well as measures to slow the spread of the virus, have since had a significant impact on global economies and equity, debt and commodity markets. The Company has considered the impact of COVID-19 and other market volatility in preparing its financial statements.

While the specific areas of judgement did not change, the impact of COVID-19 resulted in the application of further judgement within those identified areas. Given the dynamic and evolving nature of COVID-19 and limited recent experience of the economic and financial impacts of such a pandemic, changes to the estimates and outcomes that have been applied in the measurement of the Company's assets and liabilities may arise in the future.

As a consequence of COVID-19 and in preparing these financial statements, the Directors have:

- re-evaluated whether there were any additional areas of judgement or estimation uncertainty beyond what has been disclosed
- reviewed external market communications to identify other COVID-19 related impacts
- reviewed public forecasts and experience from previous downturns
- conducted several internal processes to ensure consistency in the application of the expected impact of COVID-19 across all asset classes
- assessed the carrying values of its assets and liabilities and determined the impact thereon as a result of market inputs and variables impacted by COVID-19
- considered the impact of COVID-19 on the Company's financial statement disclosures

The Directors have concluded that there were no material matters that needed to be disclosed as a result of COVID-19.

Disclosure of information to auditor

So far as the Directors are aware, there is no relevant audit information of which the Company auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

The Directors have confirmed that they have complied with the above requirements throughout the year and subsequently.

Independent auditors

The independent auditors, BDO LLP, have indicated their willingness to accept appointment and a resolution proposing that they be re-appointed will be put forward at the Annual General Meeting.

Qualifying third party indemnity provisions

The Company made no qualifying third party indemnity provisions for the benefit of the Directors during the year ended 31 December 2020 (2019: £nil).

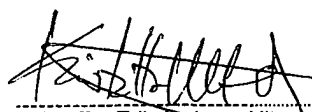
Political contributions

The Company made no political contributions during the period ended 31 December 2020 (2019: £nil).

Small companies' note

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by 415A of the Companies Act 2006.

Approved by the board of Directors on the 14th September 2021


.....
Kristoffer Erik Andreas Ultenius
Director
Date: 2021-09-14

**ARTMAX CRAVEN HOUSE LIMITED
REPORT OF INDEPENDENT AUDITORS
FOR THE YEAR ENDED 31 DECEMBER 2020**

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF ARTMAX CRAVEN HOUSE LIMITED

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with International Accounting Standards in conformity with the requirements of the Companies Act 2006; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Artmax Craven House Limited ("the Company") for the year ended 31 December 2020 which comprise the Statement of Financial Position, the Statement of Comprehensive Income, the Statement of Changes in Equity, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and international accounting standards in conformity 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 Auditor's responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remain independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our auditor's report thereon. 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.

**ARTMAX CRAVEN HOUSE LIMITED
REPORT OF INDEPENDENT AUDITORS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020**

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF ARTMAX CRAVEN HOUSE LIMITED

Other Companies Act 2006 reporting

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' report for the financial period 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.

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 Director's 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 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 Statement of Directors' Responsibilities on page 2, 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.

Auditor's 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 auditor's 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.

Extent to which the audit was capable of detecting irregularities, including fraud

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:

We gained an understanding of the legal and regulatory framework applicable to the Group and the industry in which it operates, and considered the risk of acts by the Group that were contrary to applicable laws and regulations, including fraud.

We designed audit procedures to respond to the risk, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. We focused on laws and regulations that could give rise to a material misstatement in the financial statements, including, but not limited to, the Companies Act 2006.

**ARTMAX CRAVEN HOUSE LIMITED
REPORT OF INDEPENDENT AUDITORS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020**

Our tests included agreeing the financial statement disclosures to underlying supporting documentation where relevant, review of Board meeting minutes, enquiries with management as to the risks of non-compliance and any instances thereof. Challenging assumptions and judgements made by management in their significant accounting estimates, in particular in relation to cost forecasting and margin estimation. Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations including unusual or unexpected journal postings to the income statement.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:
<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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 auditor's 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.

DocuSigned by:

Geraint Jones

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Geraint Jones (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
London, UK
15th September 2021

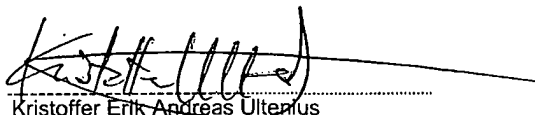
BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

ARTMAX CRAVEN HOUSE LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020

	Note	2020 £	2019 £
ASSETS			
Non-current assets			
Investment properties	7	23,160,872	23,019,194
Rent free debtor		164,047	141,150
		<u>23,324,919</u>	<u>23,160,344</u>
Current assets			
Trade and other receivables	8	283,682	532,695
Cash and cash equivalents	9	659,350	681,464
Current tax receivable		28,404	-
		<u>971,436</u>	<u>1,214,159</u>
Total assets		<u>24,296,355</u>	<u>24,374,503</u>
EQUITY			
Capital and reserves attributable to the Company's equity holders			
Issued capital	12	1	1
Retained earnings		625,027	464,025
Total equity		<u>625,028</u>	<u>464,026</u>
LIABILITIES			
Non-current liabilities			
Deferred tax liability		92,747	41,873
Intercompany loan payables	10	11,033,032	11,008,835
		<u>11,125,779</u>	<u>11,050,708</u>
Current liabilities			
Intercompany loan payables	10	12,110,000	12,410,000
Interest payable on intercompany loan	10	27,684	41,043
Deferred income		245,349	234,699
Current tax liabilities		-	60,891
Trade and other payables	11	162,515	113,136
		<u>12,545,548</u>	<u>12,859,769</u>
Total liabilities		<u>23,671,327</u>	<u>23,910,477</u>
Total equity and liabilities		<u>24,296,355</u>	<u>24,374,503</u>

These financial statements have been prepared with the provisions applicable to companies subject to the small companies regime within part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the Board of Directors on 14th September 2021 and were signed on its behalf by:


 Kristoffer Erik Andreas Ultenius

Director

Date: 2021-09-14

Company registration no.11453231

ARTMAX CRAVEN HOUSE LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2020

		Year ended 31 December 2020	Period from 6 July 2018 to 31 December 2019
	Note	£	£
Income			
Rental income		804,050	977,416
Insurance income		7,692	8,966
Service charge income		269,693	185,255
Dilapidations income		-	94,211
Rent free income		22,897	141,150
Total income		1,104,332	1,406,998
Expenses			
Property expenses		366,733	382,236
Audit fees		4,531	4,250
Professional fees		58,349	150,930
Dilapidations expense		(2,263)	87,711
Bad debt provision		238,733	-
Total expenses		666,083	625,127
Finance costs - net			
Bank interest received		(653)	(1,955)
Loan interest expense		217,270	199,796
Amortisation of financing fees		24,198	17,019
Bank charges		349	635
Exchange rate loss/(gain)		1,469	(413)
Other interest charges		611	-
Total finance costs		243,244	215,082
Profit before tax		195,005	566,789
Income tax expense	5	(34,003)	(102,764)
Profit for the year/period attributable to equity holders of the company		161,002	464,025

All items dealt with in arriving at the profit for the year/period attributable to equity holders of the Company relate to continuing operations.

There are no items related to other comprehensive income.

ARTMAX CRAVEN HOUSE LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2020

	Issued capital £	Non distributable reserves £	Retained earnings £	Total £
Balance as at 1 January 2020	1	-	464,025	464,026
Profit for the year attributable to equity holders of the company	-	-	161,002	161,002
Total comprehensive income for the year ended 31 December 2020	-	-	161,002	161,002
Balance as at 31 December 2020	1	-	625,027	625,028

	Issued capital £	Non distributable reserves £	Retained earnings £	Total £
Balance as at 6 July 2018	-	-	-	-
Profit for the period attributable to equity holders of the company	-	-	464,025	464,025
Total comprehensive income for the period ended 31 December 2019	-	-	464,025	464,025
Transactions with owners				
Issue of ordinary share capital	1	-	-	1
Balance as at 31 December 2019	1	-	464,025	464,026

ARTMAX CRAVEN HOUSE LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2020

		Year ended 31 December 2020 £	Period from 6 July 2018 to 31 December 2019 £
Cash flows from operating activities			
Cash generated from operations	14	726,042	457,595
Income taxes paid		(72,425)	-
Net cash generated from operating activities		<u>653,617</u>	<u>457,595</u>
Cash flows from investing activities			
Capital expenditure on investment property	7	(141,678)	(23,019,194)
Net cash used in investing activities		<u>(141,678)</u>	<u>(23,019,194)</u>
Cash flows from financing activities			
Financing fees paid		-	(119,231)
Proceeds from intercompany loans	10	-	23,521,047
Interest paid on intercompany loan	10	(234,053)	(158,753)
Repayment of intercompany loan		(300,000)	-
Net cash (used in) / generated from financing activities		<u>(534,053)</u>	<u>23,243,063</u>
Net (decrease) / increase in cash and cash equivalents		(22,114)	681,464
Cash and cash equivalents at the beginning of the year / period		681,464	-
Cash and cash equivalents at end of year / period	9	<u><u>659,350</u></u>	<u><u>681,464</u></u>

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1. General information

Artmax Craven House Limited (the 'Company') carries out the business of property investment through a portfolio of freehold and leasehold investment properties located in the United Kingdom. The Company is a limited liability company whose principal place of business is at 100 New Bridge Street, London, United Kingdom, EC4V 6JA and was incorporated and domiciled in the United Kingdom. These audited financial statements have been approved for issue by the Board of Directors on 14th September 2021.

2. Statement of compliance

The financial statements of the Company have been prepared in compliance with International Accounting Standards in conformity with the requirements of the Companies Act 2006.

3. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied throughout the period, unless otherwise stated.

(a) Basis of preparation

The financial statements are prepared on a going concern basis, under the historical cost convention, except for investment property which is measured at fair value.

Critical accounting estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 6.

(b) Going concern

The Directors have considered the financial position of the Company in preparing these financial statements and note that it has current net liabilities of £11,574,112 at 31 December 2020.

The Directors have obtained confirmation that the £12,110,000 shareholder loan (2019: £12,410,000) will not be called in unless the Company is in a position to do so for 12 months from the date of approval of the financial statements. The Directors have therefore concluded that there is a reasonable expectation that the Company will have adequate resources to meet its liabilities as they fall due and continue in operational existence for the forecasted period to 14 September 2022, being at least twelve months from the date of this report. The financial statements have therefore been prepared on a going concern basis.

(c) New accounting standards and interpretations

(i) New standards and interpretations adopted by the Company

There are no standards, amendments to standards or interpretations that are effective for periods beginning after 1 January 2020 that have a material effect on the financial statements of the Company.

(ii) New standards and interpretations not yet adopted

There are no standards that are not yet effective and that would be expected to have a material impact on the Company in the current or future reporting periods and on foreseeable future transactions.

(d) Foreign currency translation

(i) Functional and presentation currency

Items included in the financial statements are measured using the currency of the primary economic environment in which it operates ("the functional currency"). The financial statements are presented in Pound Sterling ("£"), which is the Company's functional and presentation currency.

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

3. Summary of significant accounting policies (continued)

(d) Foreign currency translation (continued)

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income.

(e) Financial instruments

(i) Classification

The Company classifies its financial assets and financial liabilities in the following measurement categories:

- those to be measured subsequently at fair value, and
- those to be measured at amortised cost.

Financial Assets	Classification / Measurement
Trade and other receivables	Amortised cost
Cash and cash equivalents	Amortised cost
Financial Liabilities	
Borrowings	Amortised cost
Trade and other payables	Amortised cost

The classification depends on the Company's business model for managing the financial instruments and the contractual terms of the cash flows.

Assets measured at fair value are Financial Assets at Fair Value through Profit or Loss (FVPL) and Financial Assets at Fair Value through Other Comprehensive Income (FVOCI), gains and losses of which will be recorded in profit or loss or OCI respectively. For investments in equity instruments that are not held for trading, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at FVOCI.

The entity reclassifies debt investments when and only when its business model for managing those assets changes.

(ii) Recognition and initial measurement

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through profit or loss which are measured initially at fair value.

(iii) Subsequent measurement of financial assets

Debt instruments

Subsequent measurement of debt instruments depends on the entity's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the entity classifies its debt instruments:

- **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the Statement of Comprehensive Income.

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

3. Summary of significant accounting policies (continued)

(e) Financial instruments (continued)

•**FVOCI:** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/(losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other gains/(losses) and impairment expenses are presented as a separate line item in the Statement of Comprehensive Income.

•**FVPL:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within other gains/(losses) in the period in which it arises.

Equity instruments

The Company subsequently measures all equity investments at fair value. Where the entity's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the entity's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in other gains/(losses) in the Statement of Comprehensive Income as applicable. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

(iv) Impairment

The Company assesses on a forward-looking basis the expected credit loss associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the entity applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(v) Derecognition

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all the risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

(f) Revenue recognition

Revenue is recognised as follows:

(i) Property Disposals

Where revenue is obtained by the sale of properties, it is recognised when the significant risks and returns have been transferred to the buyer. This will normally take place on exchange of contracts unless there are significant conditions attached. For conditional exchange, sales are recognised when these conditions are satisfied.

(ii) Rental income

The Company's rental revenue is generated through operating leases, which provide tenants a right to use the underlying asset and require the Company to provide common area maintenance and other services. The Company exercises judgment in determining which of its revenue streams that arise from lease agreements are in the scope of IFRS 15 and which are not. Specifically, the Company considers whether a revenue stream related to a lease agreement is for the lease of an asset ("lease component") or is for the provision of a distinct service ("non-lease component"). Base rents and recoveries for insurance and operating costs that are not incurred in connection with tenant services are allocated to the lease component and accounted for pursuant to IAS 17, Leases, while recoveries for operating costs incurred in connection with tenant services, such as common area maintenance recoveries and other administrative recoveries, are considered to be non-lease components and accounted for within the scope of IFRS 15.

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

3. Summary of significant accounting policies (continued)

(f) Revenue recognition (continued)

(ii) Rental income (continued)

Revenue from base rents is recognised on a straight-line basis over the lease term and is net of amortisation of lease incentives provided to tenants. Lease incentives are accounted for in accordance with SIC Interpretation 15 'Operating Leases - Incentives' ("SIC 15") over the lease term as an adjustment to rental income.

Recoveries of operating costs for lease components are recognised in the period in which the related operating costs are incurred and recoverable under the lease agreement.

Revenue from services rendered to tenants are recognised as the performance obligations are satisfied over time as they are provided during the period of occupancy and only to the extent that it is highly probable that a significant amount of the cumulative revenue recognised for a contract will not be reversed. Surrender premiums received by the Company following the break of a lease are recognised as rental income to the extent that there are no obligations directly related to that surrender, for example where the payment is received in relation to dilapidations.

(iii) Interest income

Interest income is recognised on a time proportion basis using the effective interest method.

(g) Current and deferred income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the date of the Statement of Financial Position.

Deferred income tax is provided for in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

(h) Freehold investment property

Freehold investment properties are initially recognised at cost, being the fair value of the consideration given, including transaction costs associated with the acquisition of the investment property.

After initial recognition, freehold investment properties are measured at fair value, with movements in the unrealised gains and losses recognised in the Statement of Profit and Loss and other comprehensive income. Fair value is based upon the market valuations of the properties as provided by the Directors, at the balance sheet date, suitably adjusted to account for unamortised tenant lease incentives.

(i) Expenses

All expenses are accounted for on an accruals basis. The investment management and administration fees, formation and set up costs, finance and related set up costs (including interest on the bank facility and the finance cost of the redeemable preference shares) and all other expenses are charged through the Statement of Profit and Loss and other comprehensive income as and when incurred.

Costs incurred directly in the arranging of new leases are capitalised and amortised over the average lease length on the property. Incentives paid to new tenants are amortised over the length of the lease being agreed.

Surrender premiums paid to tenants following the break of a lease are recognised immediately in the Statement of Profit and Loss and other comprehensive income.

Property operating expenses are expensed as incurred and any property operating expenditure not recovered by tenants through service charge is charged through the Statement of Profit and Loss and other comprehensive income as incurred.

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

3. Summary of significant accounting policies (continued)

(j) Cash and cash equivalents

Cash and cash equivalents are defined as cash in hand, demand deposits, and highly liquid investments readily convertible within three months or less to known amounts of cash and subject to insignificant risk of changes in value.

(k) Issued share capital

Ordinary shares are classified as equity.

4. Financial risk management

Financial risk factors

The Company's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk. The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Company's financial performance.

The board provides written principles for overall risk management, as well as written policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, use of derivative financial instruments and non-derivative financial instruments, and investment of excess liquidity.

(a) Market risk

The Company's exposure to market risk is comprised of the following risks:

(i) Foreign exchange risk

As at the period end, the Company is not exposed to material foreign exchange risk, as the majority of the Company's transactions are in Pound Sterling which is the Company's functional and presentation currency. It is also the Company's policy not to enter into any currency hedging transactions.

(ii) Price risk

The Company is exposed to property price and property rentals risk. The Company has leased the investment property from 2023 to 2028 and is therefore not exposed to short-term fluctuations relating to property price and property rentals risk. The annual rent payable is subject to reviews in 2019 and continues to be assessed on each five year anniversary thereafter with upward adjustments only.

The Company is not exposed to the market risk with respect to financial instruments as it does not hold any equity securities.

(iii) Cash flow and fair value interest rate

As the Company has no significant interest-bearing assets and liabilities, the Company's income, expenses and operating cash flows are substantially independent of changes in market interest rates.

Sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

	Interest expense	Impact on post-tax profit
Interest rates - increase in LIBOR by 70 basis points *	221,475	(4,204)
Interest rates - decrease in LIBOR by 100 basis points	219,581	(2,310)
*Holding all other variables constant		

(b) Credit risk

Credit risk is the risk that a counter party will be unable to meet its obligations that it has been entered into with the Company which will cause a financial loss for the Company.

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

3. Summary of significant accounting policies (continued)

(b) Credit risk (continued)

The financial assets of the Company comprise of cash and cash equivalents and trade and other receivables. The Company's cash balances are held with Bank of East Asia with Moody's credit rating of A3 and Citibank NA, London Branch with Moody's credit rating of Aa3.

The Directors monitor the quarterly rent payments and covenant strength of the tenant on an ongoing basis.

(c) Liquidity risk

Liquidity risk is the risk that the Company will encounter in realising assets or otherwise raising funds to meet its financial commitments. Investments in property are relatively illiquid; however, the Company has tried to mitigate the associated risk by investing in desirable properties in prime locations.

A summary table with maturity of financial assets and liabilities presented below is used by key management personnel to manage liquidity risks:

As at 31 December 2020

	Less than 1 year £	1 - 5 years £	Over 5 years £	Total £
Assets				
Trade and other receivables	283,682	-	-	283,682
Cash and cash equivalents	659,350	-	-	659,350
	943,032	-	-	943,032
Liabilities				
Trade and other payables	162,515	-	-	162,515
Intercompany loan payables	12,110,000	11,033,032	-	23,143,032
	12,272,515	11,033,032	-	23,305,547

As as at 31 December 2019

	Less than 1 year £	1 - 5 years £	Over 5 years £	Total £
Assets				
Trade and other receivables	532,695	-	-	532,695
Cash and cash equivalents	681,464	-	-	681,464
	1,214,159	-	-	1,214,159
Liabilities				
Trade and other payables	113,136	-	-	113,136
Intercompany loan payables	12,410,000	11,008,835	-	23,418,835
	12,523,136	11,008,835	-	23,531,971

5. Income tax expense

The corporation tax is calculated at a rate of 19% (2019: 19%) of taxable profit for the year.

	2020 £	2019 £
UK corporation tax		
Current tax on taxable profit for the year/period	(16,870)	60,891
Deferred tax	50,873	41,873
Current tax recovery	<u>34,003</u>	<u>102,764</u>

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the tax rate on the applicable profits as follows:

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

5. Income tax expense (continued)

	£	£
Profit before income tax	195,005	566,789
Tax adjustment:	-	-
Taxable profit	195,005	566,789
Tax calculated at 19%	37,051	107,690
Capital allowance	(22,741)	(46,799)
Prior year adjustment	(31,180)	-
	(16,870)	60,891
Deferred tax		
As at the beginning of the year/eriod	41,873	-
Charged to statement of comprehensive income	50,874	41,873
	92,747	41,873

6. Critical accounting estimates and judgements

The preparation of the Company's financial statements in conformity with IFRS requires the Directors to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Although these estimates are based on the Directors' best knowledge of the events and amounts involved, actual results ultimately may differ from those estimates.

The directors have made the following judgments, which have the most significant effect on the amounts recognised in the Company's financial information:

(a) Fair valuation of investment property

The market value of investment property is determined to be the estimated amount for which a property should exchange on the date of the valuation in an arm's length transaction. Properties have been valued on an individual basis at year end. The valuation experts use recognised valuation techniques and the principles of IFRS 13.

The critical assumptions of the valuation have been disclosed in note 7.

(b) Operating lease contracts the Company as lessor

The Company has acquired investment properties which have commercial property leases in place with tenants. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, particularly the lease terms and minimum lease payments, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the leases as operating leases.

7. Investment properties

	2020 £	2019 £
Market value at beginning of the period	23,019,194	-
Acquisitions	-	23,000,000
Capital expenditure	160,872	19,194
Net loss from fair value adjustment on investment property	(19,194)	-
	23,160,872	23,019,194

In accordance with IAS 40, the carrying value of the investment property is its fair value.

The valuation has been conducted by the directors with reference to an external valuation carried out at 31 January 2019, in accordance with the Appraisal & Valuation Standards of the Royal Institution of Chartered Surveyors ("RICS"), on the basis of market value. The directors do not believe that there has been a material movement in the fair value of these properties from the period end to this date.

The valuation of property assets uses market evidence and also includes assumptions regarding income expectations and yields that investors would expect to achieve on those assets over time. Many external economic and market factors, such as interest rate expectations, bond yields, the availability and cost of finance and the relative attraction of property against other classes, could lead to reappraisal of the assumptions used to arrive at current valuations. In adverse conditions, this reappraisal can lead to a reduction in property values and a loss in net asset value.

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

7. Investment properties (continued)

The valuations have been prepared on the basis of market value which is defined in the RICS Valuation Standards, as: "The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

Market value as defined in the RICS Valuation Standards is the equivalent of fair value under IFRS.

At 31 December 2020, there were no restrictions on the realisability of investment property or the remittance of income and proceeds of disposal.

There is a charge over the property held by Citibank NA in relation to a loan agreement with the Company's fellow subsidiary Artmax Financing (UK) Limited.

Fair Value Hierarchy

The following table provides the fair value measurement hierarchy for investment property:

As at 31 December 2020	Level 1 £	Level 2 £	Level 3 £	Total £
Assets				
Investment properties	-	-	23,160,872	23,160,872
Total assets	-	-	23,160,872	23,160,872
As at 31 December 2019	Level 1 £	Level 2 £	Level 3 £	Total £
Assets				
Investment properties	-	-	23,019,194	23,019,194
Total assets	-	-	23,019,194	23,019,194

There have been no transfers between Level 1 and Level 2 during the year, nor have there been any transfers between Level 2 and Level 3 during the year.

The inputs to the valuation are the rental income and yields for similar properties.

The valuation would increase with an increase in rent or reduction in yield. The valuation would decrease with a reduction in rent or an increase in yield.

8. Trade and other receivables

	2020 £	2019 £
Amount receivable from the Property Manager	73,017	275,113
Prepayments	18,305	19,696
Related party receivable	-	28,262
Other debtor	1	49,859
Trade debtor	427,668	50,142
Provision for doubtful debts	(238,733)	-
VAT receivable	-	3,508
Amount due from Artmax Property Limited	-	106,115
Amount due from Artmax Financing UK Ltd	3,424	-
	283,682	532,695

As of 31 December 2020, trade receivables of £265,377 (2019: £512,999) were fully performing.

9. Cash and cash equivalents

	2020 £	2019 £
Cash at bank	659,350	681,464

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

10. Intercompany loan payables

	2020 £	2019 £
Non-current		
Intercompany loan to Artmax Financing (UK) Limited	11,111,047	11,111,047
Capitalised financing costs	(78,015)	(102,212)
	<u>11,033,032</u>	<u>11,008,835</u>
	2020 £	2019 £
Current		
Amounts payable to ultimate shareholder	12,110,000	12,410,000
Interest payable to Artmax Financing (UK) Limited	27,684	41,043
	<u>12,137,684</u>	<u>41,043</u>

On the 27 March 2019, the Artmax Financing (UK) Limited entered into a £61,000,000 interest bearing loan facility with Citibank NA, London Branch, of which £11,111,047 was allocated to the Company as an intercompany loan. The loan facility matures on 25 March 2023. The Company incurred financing fees of £119,231, which is being amortised over the term of the loan. The principal loan amount bears interest at 1.55% plus 3 month LIBOR. During the period ended 31 December 2020, a total amount of £217,270 (2019: £175,653) of interest was accrued and a total of £234,053 (2019: £188,428) of interest was paid.

The intercompany loan relates to a non-interest bearing unsecured loan from Ming Wai Lau, the ultimate shareholder. The purpose of the loan was provided to purchase the property and is repayable on demand. A repayment of £300,000 was made during the period by utilising the Citibank loan financing.

The fair value of borrowing approximated their carrying value at the date of the Statement of Financial Position.

11. Trade and other payables

	2020 £	2019 £
Current		
Trade payables	50,751	51,515
Other creditors	18,064	49,858
Accrued expenses	32,630	11,550
VAT Liability	23,061	-
Related party payable	38,009	-
Amounts payable to Artmax Financing (UK) Limited	-	213
	<u>162,515</u>	<u>113,136</u>

12. Issued capital

	2020 £	2019 £
Ordinary Shares		
<i>Authorised</i>		
1 ordinary share of £1 each	<u>1</u>	<u>1</u>
<i>Allotted, called up and unpaid</i>		
Issued 1 ordinary share of £1	<u>1</u>	<u>1</u>
Total issued capital	<u>1</u>	<u>1</u>

13. Reserves

The following describes the nature and purpose of each reserve within equity:

Reserve	Description and purpose
Share capital	The number of shares issued and fully paid.
Retained earnings	All other net gains and losses and transactions with owners (e.g. dividends) not recognised elsewhere.
Non distributable reserve	Gains/losses arising on the revaluation of the company investment property

ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

14. Cash generated from operations

	2020 £	2019 £
Profit before tax	195,005	566,789
Amortisation on financing fees	24,197	17,019
Interest on intercompany loan to Artmax Financing (UK) Limited	220,695	199,796
Movement in trade and other receivables	198,941	(532,694)
Movement in trade and other payables	110,101	113,136
Rent free debtor	(22,897)	(141,150)
Deferred income	-	234,699
Cash generated from operations	<u>726,042</u>	<u>457,595</u>

15. Operating lease commitments

Lessor

The total future minimum rent receivables under non-cancellable operating leases are as follows:

	2020 £	2019 £
Within one year	819,108	804,681
Between two and five years	1,895,143	2,307,725
In over five years	3,060,247	3,467,216
	<u>5,774,498</u>	<u>6,579,622</u>

16. Directors' remuneration

The Directors did not receive any remuneration during the period (2019: £nil).

17. Related party transactions

(a) Related entities

The Company is controlled by Artmax Development Limited incorporated in Hong Kong, which as at 31 December 2020 owns 100% of the issued ordinary shares of the Company.

During the period, the Company paid £3,637 to Artmax Financing (UK) Limited owned wholly by Ming Wai Lau, in excess of its funding of the interest payment due on the Aviva loan. The balance outstanding as at the period end was £3,637 (2019: £nil).

Artmax BV, a Swedish company owned wholly by Ming Wai Lau, charged £53,459 (2019: £65,534) in relation to management fees and professional fees for the period ended 31 December 2020. The balance outstanding as at the period end was £nil (2019: £9,420).

The Company has an amount of £38,008 payable to Great Silver Holdings Limited, a British Virgin Islands company owned wholly by Ming Wai Lau, for the period ended 31 December 2020.

(b) Material contracts with related parties

(i) Contracts with the Directors

The Company has a loan payable of £12,110,000 with Ming Wai Lau, a director of the Company, which is unsecured and is repayable on demand. The Company's property and loan were transferred from an entity controlled by Ming Wai Lau.

18. Ultimate controlling party

The ultimate controlling party is Ming Wai Lau.

19. Audit fees

During the period, the Company was charged audit fees of £4,531 (2019: £4,250) of which £4,531 (2019: £4,250) was outstanding at the period end. No non-audit services were provided.

**ARTMAX CRAVEN HOUSE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020**

20. Staff costs

The Company has no employees (2019: nil).

21. Contingent liabilities

The Company and its fellow subsidiaries are jointly and severally liable to bank borrowings of a fellow subsidiary. At the period end the amount covered by this agreement is £61,000,000.

22. Events after the end of reporting period

There were no events up to date of signing of these financial statements.