

COLDHARBOUR APL LIMITED

**Company Registration Number:
11793749 (England and Wales)**

Unaudited abridged accounts for the year ended 31 December 2020

Period of accounts

Start date: 01 January 2020

End date: 31 December 2020

COLDHARBOUR APL LIMITED

Contents of the Financial Statements for the Period Ended 31 December 2020

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COLDHARBOUR APL LIMITED

Balance sheet

As at 31 December 2020

	<i>Notes</i>	<i>2020</i>	<i>11 months to 31 December 2019</i>
		£	£
Fixed assets			
Investments:	3	2,576,589	2,468,085
Total fixed assets:		<u>2,576,589</u>	<u>2,468,085</u>
Current assets			
Debtors:		13,772	
Cash at bank and in hand:		49,721	44,542
Total current assets:		<u>63,493</u>	<u>44,542</u>
Creditors: amounts falling due within one year:	4	(254,421)	(1,152,333)
Net current assets (liabilities):		<u>(190,928)</u>	<u>(1,107,791)</u>
Total assets less current liabilities:		2,385,661	1,360,294
Creditors: amounts falling due after more than one year:	5	(2,670,072)	(1,447,772)
Total net assets (liabilities):		<u>(284,411)</u>	<u>(87,478)</u>
Capital and reserves			
Called up share capital:		2	2
Profit and loss account:		(284,413)	(87,480)
Shareholders funds:		<u>(284,411)</u>	<u>(87,478)</u>

The notes form part of these financial statements

COLDHARBOUR APL LIMITED

Balance sheet statements

For the year ending 31 December 2020 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 21 September 2021
and signed on behalf of the board by:**

Name: Meta Beemer
Status: Director

The notes form part of these financial statements

COLDHARBOUR APL LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2020

1. Accounting policies

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

COLDHARBOUR APL LIMITED

Notes to the Financial Statements for the Period Ended 31 December 2020

2. Employees

	<i>2020</i>	<i>11 months to 31 December 2019</i>
Average number of employees during the period	4	4

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Notes to the Financial Statements

for the Period Ended 31 December 2020

3. Fixed investments

Investment property comprises 414 Coldharbour Lane, London. SW9 8LF. The valuation was made on a cost basis by the directors.

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Notes to the Financial Statements

for the Period Ended 31 December 2020

4. Creditors: amounts falling due within one year note

Trade creditors £24,710 (2019: £10,231) Amounts owed to group undertakings £0 (2019: £1,061,525) Other creditors £229,711 (2019: £80,577)

COLDHARBOUR APL LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2020

5. Creditors: amounts falling due after more than one year note

Amounts owed to group undertakings £2,670,072 (2019: £1,447,772)

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Notes to the Financial Statements

for the Period Ended 31 December 2020

6. Related party transactions

Name of the related party:	AG BRIXTON LENDER B.V.
Relationship:	Group Company
Description of the Transaction:	Senior mezzanine Loan from AG Brixton Lender B.V. a group company. The loan bears interest at 3.85% compounding monthly.
	£
Balance at 01 January 2020	1,000,000
Balance at 31 December 2020	1,645,000

Name of the related party:	AG BRIXTON LENDER B.V.
Relationship:	Group Company
Description of the Transaction:	Mezzanine Loan from AG Brixton Lender B.V. a group company. The loan bears interest at 10.8% per annum compounding quarterly. The loan is due for repayment on the earlier of 31/07/2026 or the sale of the property or sale of ownership of the company.
	£
Balance at 01 January 2020	927,000
Balance at 31 December 2020	282,000

Name of the related party:	AG UK Popes Road Cooperatieve U. A.
Relationship:	Parent Company
Description of the Transaction:	Parent company loan from AG UK Popes Road Cooperatieve U.A. This loan bears no interest and has no fixed repayment date.
	£
Balance at 01 January 2020	520,772
Balance at 31 December 2020	743,072

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.