

Akoya Netil House Limited

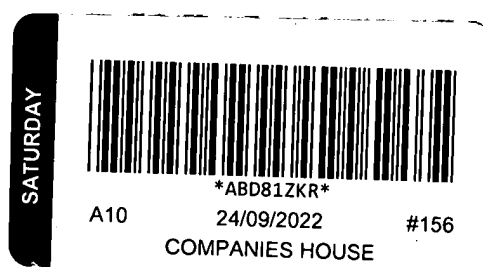
Directors' Report and Unaudited

Financial Statements

Year Ended

31 December 2021

Company Number 12343279



Akoya Netil House Limited

Company Information

Directors	D Turner W G Amies J P Acheson
Registered number	12343279
Registered office	55 Baker Street London W1U 7EU
Accountants	BDO LLP 55 Baker Street London W1U 7EU

Akoya Netil House Limited

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Akoya Netil House Limited

Directors' Report for the Year Ended 31 December 2021

The Directors present their report and the financial statements for the year ended 31 December 2021.

The comparative information is for the period from incorporation on 2 December 2019 to 31 December 2020.

Principal activity

The principal activity of the company continued to be that of letting of owned real estate.

Results and dividends

The profit for the year, after taxation, amounted to £397,118 (period ended 31 December 2020 - £102,860).

During the year no dividends were paid (period ended 31 December 2020 - £Nil).

Directors

The Directors who served during the year were:

D Turner
W G Amies
J P Acheson

Directors' responsibilities statement

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 of the profit or loss of the company for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies for the company's financial statements 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.

Akoya Netil House Limited

Directors' Report (continued) for the Year Ended 31 December 2021

Small companies note

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

This report was approved by the board and signed on its behalf.



.....
D Turner
Director

Date: 22 September 2022

Akoya Netil House Limited

Chartered Accountant's Report to the Board of Directors on the Unaudited Financial Statements of Akoya Netil House Limited

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Akoya Netil House Limited for the year ended 31 December 2021 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity 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 at:

<http://www.icaew.com/regulations/a-z>

It is your duty to ensure that Akoya Netil House Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Akoya Netil House Limited. You consider that Akoya Netil House 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 Akoya Netil House 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 accounts.

Use of our report

This report is made solely to the board of Directors of Akoya Netil House Limited, as a body, in accordance with the terms of our engagement letter dated 10 January 2020. Our work has been undertaken solely to prepare for your approval the accounts of Akoya Netil House Limited and state those matters that we have agreed to state to the board of Directors of Akoya Netil House Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Akoya Netil House Limited and its board of Directors as a body for our work or for this report.

BDO LLP

BDO LLP
Chartered Accountants
London
United Kingdom

Date: 22 September 2022

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

Akoya Netil House Limited

Statement of Comprehensive Income For the Year Ended 31 December 2021

		12 months to 31 December 2021 £	13 months to 31 December 2020 £
Turnover	4	737,289	564,007
Gross profit		737,289	564,007
Administrative expenses		(678,419)	(2,682)
Gain/(loss) on revaluation of investment property	7	896,808	(428,568)
Operating profit		955,678	132,757
Interest receivable and similar income		-	184
Interest payable and similar charges		(558,560)	(30,081)
Profit before tax		397,118	102,860
Tax on profit		-	-
Profit for the financial year/period		397,118	102,860

All amounts relate to continuing operations.

There was no other comprehensive income for 2021 (period ended 31 December 2020 - £Nil).

The notes on pages 8 to 13 form part of these financial statements.

Akoya Netil House Limited
Registered number: 12343279

**Statement of Financial Position
as at 31 December 2021**

	Note	2021 £	2020 £
Fixed assets			
Fixed asset investments	6	23,321,025	23,321,025
Investment property	7	25,450,000	24,850,000
		<u>48,771,025</u>	<u>48,171,025</u>
Current assets			
Debtors	8	804,319	93,252
Cash and cash equivalents		4,163	256,130
		<u>808,482</u>	<u>349,382</u>
Current liabilities			
Creditors: amounts falling due within one year	9	(38,657,591)	(37,995,609)
Net current liabilities		<u>(37,849,109)</u>	<u>(37,646,227)</u>
Net assets		<u>10,921,916</u>	<u>10,524,798</u>
Capital and reserves			
Share capital	10	12	12
Share premium	11	10,421,926	10,421,926
Profit and loss account	11	499,978	102,860
		<u>10,921,916</u>	<u>10,524,798</u>

Akoya Netil House Limited

Registered number: 12343279

Statement of Financial Position (continued) as at 31 December 2021

The Directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 479A of the Companies Act 2006 and the members have not required the company to obtain an audit for the period in question in accordance with section 476 of Companies Act 2006.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provision of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



.....
D Turner
Director

Date: 22 September 2022

The notes on pages 8 to 13 form part of these financial statements.

Akoya Netil House Limited

Statement of Changes in Equity for the Year Ended 31 December 2021

	Share capital £	Share premium account £	Profit and loss account £	Total equity £
At 2 December 2019	-	-	-	-
Profit for the period	-	-	102,860	102,860
Shares issued during the period	12	10,421,926	-	10,421,938
At 1 January 2021	12	10,421,926	102,860	10,524,798
Profit for the year	-	-	397,118	397,118
At 31 December 2021	12	10,421,926	499,978	10,921,916

The notes on pages 8 to 13 form part of these financial statements.

Akoya Netil House Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

1. General information

Akoya Netil House Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is given on the company information page and the principal activity and nature of the company's operations are set out in the Directors' report.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The financial statements have been prepared on a going concern basis as the company will continue to receive financial support from the parent company for at least 12 months from the approval of these accounts.

The Directors of the company continue to assess the impact of COVID-19. Despite the impact of the pandemic on rent collection across the industry, the Directors note the company's effective collection of billed rent due. Directors continue to assess the impact on the company, its customers, and suppliers.

The Directors are continually reviewing their plans and forecasts and believe that the going concern basis is appropriate in the short term, however depending on the severity and length of the crisis there is a risk that the company could require further funding or support. On this basis there is considered to be a material uncertainty which may cast significant doubt over the company's ability to continue as a going concern.

2.3 Turnover

The company's turnover is derived solely from payments arising from operating lease contracts. Therefore, the payments are credited to the Statement of Comprehensive Income on a straight-line basis over the term of the relevant lease. This is representative of the pattern in which benefit from the use of the underlying asset is diminished.

Rent receivable is recognised on a straight-line basis over the period of the lease. Where an incentive (such as a rent free period) is given to a tenant, the carrying value of the investment property excludes any amount reported as a separate asset as a result of recognising rental income on this basis.

2.4 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

Akoya Netil House Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

2. Accounting policies (continued)

2.5 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Taxation

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 reporting date in the countries where the company operates and generates income.

2.7 Fixed asset investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.8 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

2.9 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other receivables, trade and other payables, loans to and from related parties and investments in ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Akoya Netil House Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In the process of applying the company's accounting policies in accordance with FRS 102, the Directors are required to make certain judgments and estimates to arrive at the carrying value for its assets and liabilities. The most significant area requiring judgment in the preparation of these financial statements was:

Valuation of investment property

The company obtains valuations performed by external valuers in order to determine the fair value of its investment property. The valuation is based upon assumptions including future rental income, anticipated maintenance costs, future development costs and the appropriate discount rate. The valuers also make reference to market-based evidence of transaction prices for similar properties. Further information in relation to the valuation of investment property is disclosed in note 7 to the financial statements.

Carrying value and impairment of investments

The company considers the carrying value of investments at each reporting date. The expected value considers current and future expected returns from the investments as well as any technical or commercial obsolescence and legal or other limits on the use of the assets.

The company assesses impairment of investments at each reporting date by evaluating conditions specific to the company and to the investment that may lead to impairment. If an impairment trigger exists, the recoverable amount of the investment is determined. This involves fair value less costs of disposal or value-in-use calculations, which incorporate a number of key estimates and assumptions.

4. Turnover

An analysis of turnover by class of business is as follows:

	12 months to 31 December 2021 £	13 months to 31 December 2020 £
Rental income	700,000	530,474
Insurance income	35,402	33,533
Miscellaneous income	1,887	-
	<u>737,289</u>	<u>564,007</u>

All turnover arose within the United Kingdom.

5. Employees

The company has no employees other than the Directors, who did not receive any remuneration (period ended 31 December 2020 - £Nil).

Akoya Netil House Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

6. Fixed asset investments

	2021 £
Cost	
At 1 January 2021	23,321,025
At 31 December 2021	<u>23,321,025</u>

Amounts relate to investments in subsidiary companies.

Subsidiary undertaking

The following was a subsidiary undertaking of the company:

Name	Principal activity	Class of shares	Holding
Rachel Securities Limited	Letting of owned real estate	Ordinary	100%

The registered office address for Rachel Securities Limited is First Floor, La Chasse Chambers Ten, La Chasse, St Helier, Jersey, JE2 4UE.

7. Investment property

	2021 £
Valuation	
At 1 January 2021	24,850,000
Additions at cost	20,553
Reclassification	(317,361)
Gain on revaluation	896,808
At 31 December 2021	<u>25,450,000</u>

Open market value is based upon the valuations of the property as provided by Cushman & Wakefield PLC, an independent firm of chartered surveyors, as at the reporting date. The gain arising on revaluation of £896,808 (period ended 31 December 2020 - loss £428,568) was credited to the Statement of Comprehensive Income.

8. Debtors

	2021 £	2020 £
Trade debtors	304,424	91,866

Akoya Netil House Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

8. Debtors (continued)

Amounts owed by group undertakings	499,895	1,386
	<u>804,319</u>	<u>93,252</u>

All debtors are due within one year.

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

9. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	84,333	60,504
Amounts owed to group undertakings	38,520,921	37,888,745
Corporation tax	100	-
Accruals and deferred income	52,237	46,360
	<u>38,657,591</u>	<u>37,995,609</u>

Within amounts owed to group undertakings is a loan of £24,202,078 due to a subsidiary of the company. £14,279,226 (59%) of this loan carries interest at 1.5% per annum. The remaining 41% of this loan is to be capitalised in the following year. This loan is unsecured.

All other intercompany loans are unsecured, interest free and repayable on demand.

10. Share capital

	2021 £	2020 £
Allotted, called up and fully paid		
12 Ordinary shares of £1 each	12	12

11. Reserves

Share premium account

The share premium account includes the premium on issue of equity shares, net of any issue costs.

Profit and loss account

The profit and loss account represents cumulative profits and losses net of dividends paid and other adjustments.

Akoya Netil House Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

12. Related party transactions

The Company has taken exemption under FRS 102 section 1AC.35 from disclosing transactions with group companies, on the grounds that each company party to the transactions is wholly owned within the group.

13. Controlling party

The company's immediate parent company is Akoya Bidco 2 Limited, a company incorporated in England and Wales.

The ultimate parent undertaking and controlling party is GIC (Realty) Private Limited, a company incorporated in Singapore, under the control of the minister of finance for the government of Singapore.

Akoya Limited Partnership, incorporated in England and Wales, is the largest company of the group in which the results are consolidated. The consolidated group financial statements can be obtained from 55 Baker Street, London, W1U 7EU.

Akoya REITco Limited, incorporated in England and Wales, is the smallest company of the group in which the results are consolidated. The consolidated group financial statements can be obtained from 55 Baker Street, London, W1U 7EU.