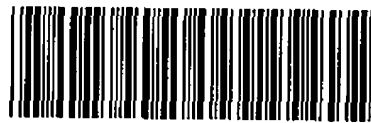




Lagan Developments (Holdings) Limited
Filleted Unaudited Financial Statements
31st March 2023

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COMPANIES HOUSE

BMK ACCOUNTING LIMITED

Chartered Accountants
43 Lockview Road
Stranmillis
Belfast
BT9 5FJ

Lagan Developments (Holdings) Limited

Financial Statements

Year ended 31st March 2023

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Lagan Developments (Holdings) Limited

Statement of Financial Position

31st March 2023

	Note	2023 £	2022 £
Fixed assets			
Investments	4	2,022,167	2,275,569
Current assets			
Cash at bank and in hand		152,657	26,447
Creditors: amounts falling due within one year	5	<u>323,789</u>	<u>285,498</u>
Net current liabilities		<u>171,132</u>	<u>259,051</u>
Total assets less current liabilities		1,851,035	2,016,518
Creditors: amounts falling due after more than one year	6	<u>25,042,929</u>	<u>24,497,732</u>
Net liabilities		<u>(23,191,894)</u>	<u>(22,481,214)</u>
Capital and reserves			
Called up share capital		81,001	81,001
Profit and loss account		<u>(23,272,895)</u>	<u>(22,562,215)</u>
Shareholders deficit		<u>(23,191,894)</u>	<u>(22,481,214)</u>

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.

For the year ending 31st March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position
continues on the following page.

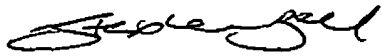
The notes on pages 3 to 8 form part of these financial statements.

Lagan Developments (Holdings) Limited

Statement of Financial Position *(continued)*

31st March 2023

These financial statements were approved by the board of directors and authorised for issue on 11th December 2023, and are signed on behalf of the board by:



S Bell
Director

Company registration number: NI049715

The notes on pages 3 to 8 form part of these financial statements.

Lagan Developments (Holdings) Limited

Notes to the Financial Statements

Year ended 31st March 2023

1. General information

The company is a private company limited by shares, registered in Northern Ireland. The address of the registered office is Lagan House, 19 Clarendon Road, Clarendon Dock, Belfast, BT1 3BG.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

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.

Going concern

The company have prepared its financial statements for the year ended 31st March 2023 on the going concern basis. The directors consider the going concern basis appropriate as the company is likely to continue in existence for the foreseeable future.

Consolidation

The company has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the company and its subsidiary undertakings comprise a small group.

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 profit and loss account.

Investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Lagan Developments (Holdings) Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2023

3. Accounting policies *(continued)*

Investments in associates *(continued)*

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

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.

For the purposes of impairment testing, 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 largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

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.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Lagan Developments (Holdings) Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2023

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Investments

	Shares in group undertakings £	Investment in participating interests £	Total £
Cost			
At 1st April 2022	11	3,627,685	3,627,696
Additions	–	122,196	122,196
Disposals	–	(3,000)	(3,000)
Revaluations	–	24,986	24,986
Other movements	–	(397,584)	(397,584)
At 31st March 2023	11	3,374,283	3,374,294
Impairment			
At 1st April 2022 and 31st March 2023	–	1,352,127	1,352,127
Carrying amount			
At 31st March 2023	11	2,022,156	2,022,167
At 31st March 2022	11	2,275,558	2,275,569

Details of the investments in which the group and company holds 20% or more of the share capital are listed in Notes 10 and 11 to the financial statements.

Lagan Developments (Holdings) Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2023

5. Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	1,707	349
Amounts owed to related parties	171,842	141,813
Social security and other taxes	137,370	134,225
Other creditors	12,870	9,111
	<u>323,789</u>	<u>285,498</u>

6. Creditors: amounts falling due after more than one year

	2023 £	2022 £
Amounts owed to related parties	20,602,265	20,057,068
Other creditors	4,440,664	4,440,664
	<u>25,042,929</u>	<u>24,497,732</u>

7. Directors' advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

	2023		
	Balance brought forward £	Advances/ (credits) to the directors £	Balance outstanding £
MA Lagan	(1,915,686)	—	(1,915,686)
	2022		
	Balance brought forward £	Advances/ (credits) to the directors £	Balance outstanding £
MA Lagan	(2,236,314)	320,628	(1,915,686)

The above balance is included in other creditors in note 6 of the financial statements.

Lagan Developments (Holdings) Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2023

8. Related party transactions

Amounts owed by the company due within one year - Note 5

	2023 £	2022 £
Controlled by ultimate controlling parties		
Lagan Cement Group Limited	45,109	45,109
Lagan Services Limited (formerly Lagan Construction Services Limited)	88,854	64,855
Lagan Management Limited	37,879	31,849
	<u>171,842</u>	<u>141,813</u>

Amounts owed by the company due after more than one year - Note 6

	2023 £	2022 £
Controlled by ultimate controlling party		
Lagan Cement Group Limited	13,473,765	13,026,061
Under common control		
Lagan Holdings Limited	7,128,500	7,031,007
	<u>20,602,265</u>	<u>20,057,068</u>

The following related party transactions occurred during the year:-

- Management charges totalling £60,000 (2022 - £60,000) were incurred in respect of Lagan Cement Group Limited, Lagan Services Limited (formerly Lagan Construction Services Limited) and Lagan Management Limited.
- Interest on related party loans totalling £725,201 (2022 - £403,551) was incurred in respect of Lagan Cement Group Limited and Lagan Holdings Limited.
- One director provided an interest free loan to the company during the year - see Note 7.
- At the year end a shareholder was owed £2,524,978 (2022 - £2,524,978). The loan was made on an interest free basis.

Lagan Developments (Holdings) Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2023

9. Fixed asset investments - interest in subsidiaries, joint venture & associate undertakings

At the Statement of Financial Position date, the company held either directly or indirectly 20% or more of the share capital of the following property developments companies:-

Company	Country registration incorporation	Country principal activities	Proportion of shares
Lagmar Properties Limited	Northern Ireland	Northern Ireland	100%
KVL Limited	Republic of Ireland	Republic of Ireland	50%
Lagmar (Barnstaple) Limited	Scotland	England	50%

10. Fixed asset investments - subsidiaries and company share of joint ventures' and associate's results

The companies named in Note 9 are principally involved in property development. Lagan Developments (Holdings) Limited's share of subsidiary, joint venture and associate turnover, profits / (losses) and net assets / (liabilities) are disclosed below:-

Name of undertaking	Period Ended	Profit/(loss) after tax for the period	Net assets/ (Liabilities)
<u>Subsidiaries</u>			
Lagmar Properties Limited	31/03/2023	(37,063)	(3,669,385)
<u>Joint ventures and associates</u>			
Lagmar (Barnstaple) Limited	31/03/2023	69,867	(1,456,603)
KVL Limited	31/03/2023**	(7)	(6)

**Unaudited financial statements

11. Control

The company is controlled by JPK Lagan and MA Lagan whom together own 100% of the issued share capital.