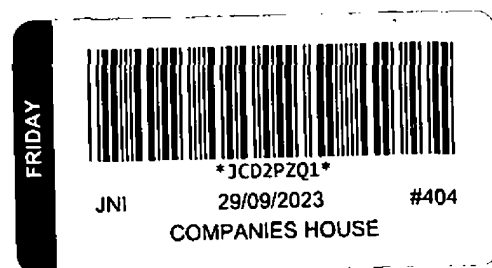
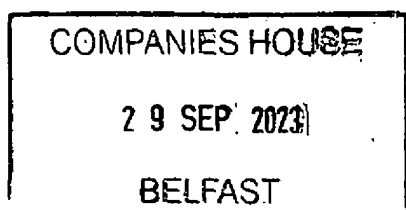


**Lagan Homes (N.I.) Ltd**  
**Financial Statements**  
**31 December 2022**



**BMK ACCOUNTING LIMITED**  
Chartered Accountants & Statutory Auditor  
43 Lockview Road  
Stranmillis  
Belfast  
BT9 5FJ

**Lagan Homes (N.I.) Ltd**  
**Financial Statements**  
**Year ended 31 December 2022**

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**Lagan Homes (N.I.) Ltd**  
**Strategic Report**  
**Year ended 31 December 2022**

**For the year ended 31 December 2022**

The directors present their strategic report on the company for the year ended 31 December 2022.

**Review of business and future developments**

Lagan Homes (N.I.) Ltd is a private limited company incorporated and domiciled in Northern Ireland. The registered address is 19 Clarendon Road, Belfast, BT1 38G. The principal activity is that of a holding company.

The profit for the financial year principally arises due to income from its subsidiary company and the taxation relates to taxation borne in respect of three partnerships in which the company is a partner. The company's statement of financial position at 31 December 2022 shows net assets of £12,052,031 (2021: £13,066,705).

In future years the directors expect the company to continue to invest in its subsidiary and associate undertakings and to seek new opportunities for growth.

**Principal risks and uncertainties**

The directors are of the opinion that there are no specific risks attributable to the company which need to be highlighted other than normal commercial risks. Risks to the business are reported and reviewed at regular meetings of the directors and risk mitigation strategies implemented as appropriate.

**Financial risk management**

The company's operations expose it to a variety of financial risks that include the effects of liquidity risk and interest risk. The company has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the company of these aforementioned risks.

**Liquidity risk**

The company actively maintains short term finance that is designed to ensure the company has sufficient available funds for operations and planned expansions. The company actively maintains short term finance that is designed to ensure the company has sufficient available funds for operations and planned expansions.

**Interest rate risk**

The company has interest bearing liabilities. Interest bearing liabilities relate to bank overdrafts and is primarily maintained at variable rates.

**Environment**

The company recognises its corporate responsibility to carry out its operations whilst minimising environmental impacts. The directors' continued aim is to comply with all applicable environmental legislation and to remain best in class in respect of all environmental practices.

**Key performance indicators (KPI's)**

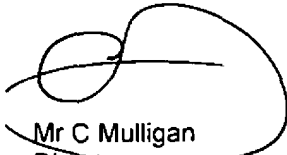
Given the nature of the business activities and the fact that the company has not traded during the current or prior year the directors do not believe that the use of key performance indicators are required.

# **Lagan Homes (N.I.) Ltd**

## **Strategic Report** *(continued)*

**Year ended 31 December 2022**

This report was approved by the board of directors on 21 September 2023 and signed on behalf of the board by:



Mr C Mulligan  
Director

Registered office:  
Lagan House  
19 Clarendon Road  
Belfast  
BT1 3BG

# **Lagan Homes (N.I.) Ltd**

## **Directors' Report**

**Year ended 31 December 2022**

The directors present their report and the financial statements of the company for the year ended 31 December 2022.

### **Directors**

The directors who served the company during the year were as follows:

Mr C Mulligan  
Mr S McCann  
Mr J Lagan  
Mrs L McKillen  
M McCormick

(Appointed 1 February 2022)

### **Dividends**

Particulars of recommended dividends are detailed in note 9 to the financial statements.

### **Directors' responsibilities statement**

The directors are responsible for preparing the strategic report, directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

*In preparing these financial statements, the directors are required to:*

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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.

### **Auditor**

Each of the persons who is a director at the date of approval of this report confirms that:

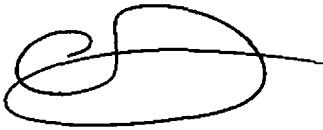
- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

# **Lagan Homes (N.I.) Ltd**

## **Directors' Report** *(continued)*

**Year ended 31 December 2022**

This report was approved by the board of directors on 21 September 2023 and signed on behalf of the board by:

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line and a small loop at the end.

Mr C Mulligan  
Director

Registered office:  
Lagan House  
19 Clarendon Road  
Belfast  
BT1 3BG

## **Lagan Homes (N.I.) Ltd**

### **Independent Auditor's Report to the Members of Lagan Homes (N.I.) Ltd**

**Year ended 31 December 2022**

#### **Opinion**

We have audited the financial statements of Lagan Homes (N.I.) Ltd (the 'company') for the year ended 31 December 2022 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance 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 are 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **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.

# **Lagan Homes (N.I.) Ltd**

## **Independent Auditor's Report to the Members of Lagan Homes (N.I.) Ltd** (continued)

**Year ended 31 December 2022**

### **Other information**

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

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

### **Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

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 strategic report or the directors' 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.

### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, 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.



# **Lagan Homes (N.I.) Ltd**

## **Independent Auditor's Report to the Members of Lagan Homes (N.I.) Ltd** (continued)

**Year ended 31 December 2022**

### **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.

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:

Based on our understanding of the company and industry, we identified the principal risks of non-compliance with laws and regulations related to data protection rules, health and safety legislation and environmental law. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and Financial Reporting Standards.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements and determined that the principal risks related to fraudulent financial reporting and management bias in accounting estimates. We communicated the identified laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit. Audit procedures performed by the auditors included, but were not limited to:

- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reviewing key correspondence with external legal advisors;
- Challenging assumptions and judgements made by management in their significant accounting estimates; and
- Identifying and testing of unusual journal entries.

Owing to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

# **Lagan Homes (N.I.) Ltd**

## **Independent Auditor's Report to the Members of Lagan Homes (N.I.) Ltd** (continued)

**Year ended 31 December 2022**

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### **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.

  
**Brian McKee (Senior Statutory Auditor)**

**For and on behalf of**  
**BMK Accounting Limited**  
**Chartered Accountants & Statutory Auditor**  
**43 Lockview Road**  
**Stranmillis**  
**Belfast**  
**BT9 5FJ**

**22 September 2023**

**Lagan Homes (N.I.) Ltd**  
**Statement of Comprehensive Income**  
**Year ended 31 December 2022**

	Note	2022 £	2021 £
Administrative expenses		28,838	40,899
Other operating income	4	<u>17,727</u>	<u>–</u>
<b>Operating loss</b>	5	(11,111)	(40,899)
Income from shares in group undertakings	6	284,367	1,250,000
Interest payable and similar expenses	7	<u>753,130</u>	<u>–</u>
<b>(Loss)/profit before taxation</b>		(479,874)	1,209,101
Tax on (loss)/profit	8	<u>159,800</u>	<u>464,933</u>
<b>(Loss)/profit for the financial year and total comprehensive income</b>		<u>(639,674)</u>	<u>744,168</u>

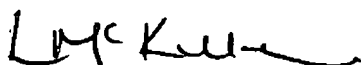
All the activities of the company are from continuing operations.

The notes on pages 12 to 18 form part of these financial statements.

**Lagan Homes (N.I.) Ltd**  
**Statement of Financial Position**  
**31 December 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investments	10	10	6
<b>Current assets</b>			
Stocks	11	71,578	-
Debtors	12	23,720,963	23,777,539
Cash at bank and in hand		5,457,251	4,967,585
		<u>29,249,792</u>	<u>28,745,124</u>
<b>Creditors: amounts falling due within one year</b>	13	17,197,771	15,678,425
<b>Net current assets</b>		<u>12,052,021</u>	<u>13,066,699</u>
<b>Total assets less current liabilities</b>		<u>12,052,031</u>	<u>13,066,705</u>
<b>Net assets</b>		<u>12,052,031</u>	<u>13,066,705</u>
<b>Capital and reserves</b>			
Called up share capital	14	12,500,001	12,500,001
Share premium account	15	193,483	193,483
Profit and loss account	15	(641,453)	373,221
<b>Shareholders funds</b>		<u>12,052,031</u>	<u>13,066,705</u>

These financial statements were approved by the board of directors and authorised for issue on 21 September 2023, and are signed on behalf of the board by:



Mrs L McKillen  
Director

Company registration number: NI620390

The notes on pages 12 to 18 form part of these financial statements.

**Lagan Homes (N.I.) Ltd**  
**Statement of Changes in Equity**  
**Year ended 31 December 2022**

	Called up share capital £	Share premium account £	Profit and loss account £	Total £
<b>At 1 January 2021</b>	12,500,001	–	4,053	12,504,054
<i>Profit for the year</i>			744,168	744,168
<b>Total comprehensive income for the year</b>	–	–	744,168	744,168
<i>Issue of shares</i>	–	193,483	–	193,483
<i>Dividends paid and payable</i>	9 –	–	(375,000)	(375,000)
<b>Total investments by and distributions to owners</b>	–	193,483	(375,000)	(181,517)
<b>At 31 December 2021</b>	12,500,001	193,483	373,221	13,066,705
<i>Loss for the year</i>			(639,674)	(639,674)
<b>Total comprehensive income for the year</b>	–	–	(639,674)	(639,674)
<i>Dividends paid and payable</i>	9 –	–	(375,000)	(375,000)
<b>Total investments by and distributions to owners</b>	–	–	(375,000)	(375,000)
<b>At 31 December 2022</b>	<u>12,500,001</u>	<u>193,483</u>	<u>(641,453)</u>	<u>12,052,031</u>

The notes on pages 12 to 18 form part of these financial statements.

**Lagan Homes (N.I.) Ltd**  
**Notes to the Financial Statements**  
**Year ended 31 December 2022**

**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, Belfast, BT1 3BG.

**2. Statement of compliance**

These financial statements have been prepared in compliance with 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.

**Consolidation**

The company was, at the year end, a wholly-owned subsidiary of another company incorporated in the EEA and in accordance with Section 400 of the Companies Act 2006, is not required to produce, and has not published, consolidated accounts.

**Going concern**

The Directors have reviewed funding and liquidity needs for a period of more than one year after the balance sheet date and concluded sufficient reserves exist within the Group and its wider accessible funding to ensure the future trading of the business. On this basis, the Directors have therefore concluded that it is appropriate to prepare the financial statements on a going concern basis.

**Debtors and creditors**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

**Disclosure exemptions**

The directors have taken advantage of the exemption in FRS 102 from including a cash flow statement in the financial statements on the grounds that the company is wholly owned and its parent publishes a consolidated cash flow statement.

**Judgements and key sources of estimation uncertainty**

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

**Lagan Homes (N.I.) Ltd**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 December 2022**

**3. Accounting policies** *(continued)*

**Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**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.

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

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.

# **Lagan Homes (N.I.) Ltd**

## **Notes to the Financial Statements *(continued)***

### **Year ended 31 December 2022**

#### **3. Accounting policies *(continued)***

##### **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.

##### **Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

##### **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.

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.



# Lagan Homes (N.I.) Ltd

## Notes to the Financial Statements *(continued)*

### Year ended 31 December 2022

#### 3. Accounting policies *(continued)*

##### Financial instruments *(continued)*

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. Other operating income

	2022 £	2021 £
Other operating income	<u>17,727</u>	<u>-</u>

Other operating income in the year ending 31 December 2022 relates to administration fee income.

#### 5. Operating profit

Operating profit or loss is stated after charging:

	2022 £	2021 £
Foreign exchange differences	-	979
Fees payable for the audit of the financial statements	<u>6,250</u>	<u>16,500</u>

#### 6. Income from shares in group undertakings

	2022 £	2021 £
Dividends from group undertakings	<u>284,367</u>	<u>1,250,000</u>

#### 7. Interest payable and similar expenses

	2022 £	2021 £
Interest due to group undertakings	<u>753,130</u>	<u>-</u>

# Lagan Homes (N.I.) Ltd

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2022

### 8. Tax on (loss)/profit

#### Major components of tax expense

	2022 £	2021 £
<b>Current tax:</b>		
UK current tax expense	298,286	464,933
Adjustments in respect of prior periods	(138,486)	—
Total current tax	<u>159,800</u>	<u>464,933</u>
<b>Tax on (loss)/profit</b>	<u>159,800</u>	<u>464,933</u>

#### Reconciliation of tax expense

The tax assessed on the (loss)/profit on ordinary activities for the year is higher than (2021: higher than) the standard rate of corporation tax in the UK of 19% (2021: 19%).

	2022 £	2021 £
(Loss)/profit on ordinary activities before taxation	(479,874)	1,209,101
(Loss)/profit on ordinary activities by rate of tax	(91,176)	229,729
Adjustment to tax charge in respect of prior periods	(138,486)	—
Effect of expenses not deductible for tax purposes	(54,030)	(237,500)
Tax on partnerships	443,492	472,704
<b>Tax on (loss)/profit</b>	<u>159,800</u>	<u>464,933</u>

### 9. Dividends

	2022 £	2021 £
Dividends paid during the year (excluding those for which a liability existed at the end of the prior year )	<u>375,000</u>	<u>375,000</u>

### 10. Investments

	Shares in group undertakings £
<b>Cost</b>	
At 1 January 2022	6
Additions	4
<b>At 31 December 2022</b>	<u>10</u>
<b>Impairment</b>	
At 1 January 2022 and 31 December 2022	<u>—</u>

# Lagan Homes (N.I.) Ltd

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2022

### 10. Investments *(continued)*

	Shares in group undertakings £
<b>Carrying amount</b>	
<b>At 31 December 2022</b>	<b>10</b>
At 31 December 2021	<u>6</u>

The company has taken advantage of the exemption available in section 401 of the Companies Act 2006 not to disclose the results of its undertakings as it is part of a larger group preparing consolidated accounts. For the same reason, the accounts present information about the company as an individual entity and not in relation to the group.

### 11. Stocks

	2022 £	2021 £
Development land	<u>71,578</u>	<u>–</u>

### 12. Debtors

	2022 £	2021 £
Amounts owed by group and related undertakings	23,527,480	23,542,418
Other debtors	<u>193,483</u>	<u>235,121</u>
	<u>23,720,963</u>	<u>23,777,539</u>

### 13. Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	3,000	–
Amounts owed to group and related undertakings	15,827,724	15,075,000
Accruals and deferred income	10	6
Corporation tax	294,497	603,419
Social security and other taxes	<u>1,072,540</u>	<u>–</u>
	<u>17,197,771</u>	<u>15,678,425</u>

# Lagan Homes (N.I.) Ltd

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2022

### 14. Called up share capital

Issued, called up and fully paid

	2022		2021	
	No.	£	No.	£
Preference shares shares of £1 each	12,500,000	12,500,000	12,500,000	12,500,000
Ordinary shares shares of £1 each	1	1	1	1
A1 shares shares of £0.0001 each	752	–	752	–
	<u>12,500,753</u>	<u>12,500,001</u>	<u>12,500,753</u>	<u>12,500,001</u>

### 15. Reserves

Share premium account - This reserve records the amount above the nominal value received for shares sold, less transaction costs.

Profit and loss account - This reserve records retained earnings and accumulated losses.

### 16. Related party transactions

The company has availed of the exemption under the terms of FRS 102 Section 1A from disclosing related party transactions with entities which are part of Lagan Homes Group Ltd.

There is an amount due from a director of £193,483 at 31 December 2022 (2021 - £193,483).

The company had the following amounts outstanding from related undertakings with the movement in the year relating to management charges and advances and repayments of funds:

	2022	2021
	£	£
Millmount Village LLP - loan	1,750,000	2,250,000
Renaissance Properties North LLP - loan	2,950,000	3,450,000
Bashforde LLP - loan	5,000,019	5,000,019
Promociones Carnlag SL - loan	2,506,163	2,499,863
Millmount Comber Road Ltd	1,825,020	1,825,000

### 17. Controlling party

The company considers JPK Lagan to be the ultimate controlling party.