

Limited Liability Partnership Registration No. OC332610 (England and Wales)

JOHN GABRIEL INVESTMENTS LLP
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019
PAGES FOR FILING WITH REGISTRAR



JOHN GABRIEL INVESTMENTS LLP

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JOHN GABRIEL INVESTMENTS LLP

BALANCE SHEET

AS AT 31 MARCH 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Investment properties	2		8,199,856		7,616,032
Current assets					
Debtors	3	781,989		487,233	
Cash at bank and in hand		66,796		24,647	
		<u>848,785</u>		<u>511,880</u>	
Creditors: amounts falling due within one year	4	<u>(1,032,395)</u>		<u>(1,094,279)</u>	
Net current liabilities			<u>(183,610)</u>		<u>(582,399)</u>
Total assets less current liabilities			8,016,246		7,033,633
Creditors: amounts falling due after more than one year	5		<u>(5,123,607)</u>		<u>(4,120,006)</u>
Net assets attributable to members			<u>2,892,639</u>		<u>2,913,627</u>
Represented by:					
Loans and other debts due to members within one year	6				
Amounts due in respect of profits			38,970		(78,982)
Other amounts			63,122		78,982
			<u>102,092</u>		-
Members' other interests	6				
Members' capital classified as equity			836,673		722,136
Other reserves classified as equity			1,953,874		2,191,491
			<u>2,892,639</u>		<u>2,913,627</u>
Total members' interests	6				
Amounts due from members			(669,802)		(385,847)
Loans and other debts due to members			102,092		-
Members' other interests			2,790,547		2,913,627
			<u>2,222,837</u>		<u>2,527,780</u>

The members of the limited liability partnership have elected not to include a copy of the profit and loss account within the financial statements.

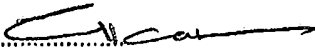
These financial statements have been prepared and delivered in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships regime.

JOHN GABRIEL INVESTMENTS LLP

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2019

The financial statements were approved by the members and authorised for issue on 12/12/2019 and are signed on their behalf by:

.....

G Kamenou
Designated member

Limited Liability Partnership Registration No. OC332610

JOHN GABRIEL INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

Limited liability partnership information

John Gabriel Investments LLP is a limited liability partnership incorporated in England and Wales. The registered office is 73 Cornhill, London, EC3V 3QQ.

The limited liability partnership's principal activities are disclosed in the Members' Report.

1.1 Accounting convention

These financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" issued in January 2017, together with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the limited liability partnership. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The financial statements have been prepared on a going concern basis, notwithstanding that there are net current liabilities as at 31 March 2019 amounting to £183,610 the validity of which is dependent on the continued financial support of the members. The financial statements do not include any adjustments that would result from discontinuance of their financial support. On this basis, the members consider that it is appropriate for the financial statements to be prepared on the going concern basis.

1.3 Turnover

Turnover represents gross rent receivable which is based on signed leases with tenants and recognised evenly over the period of the lease.

Other operating income includes profits on disposals of investment property which are recognised upon completion.

JOHN GABRIEL INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

1.4 Members' participating interests

Members' participation rights are the rights of a member against the LLP that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with section 22 of FRS 102. A member's participation rights including amounts subscribed or otherwise contributed by members, for example members' capital, are classed as liabilities unless the LLP has an unconditional right to refuse payment to members, in which case they are classified as equity.

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and, where such an amount relates to current year profits, they are recognised within 'Members' remuneration charged as an expense' in arriving at the relevant year's result. Undivided amounts that are classified as equity are shown within 'Members' other interests'. Amounts recoverable from members are presented as debtors and shown as amounts due from members within members' interests.

Where there exists an asset and liability component in respect of an individual member's participation rights, they are presented on a gross basis unless the LLP has both a legally enforceable right to set off the recognised amounts, and it intends either to settle on a net basis or to settle and realise these amounts simultaneously, in which case they are presented net.

Once an unavoidable obligation has been created in favour of members through allocation of profits or other means, any undrawn profits remaining at the reporting date are shown as 'Loans and other debts due to members' to the extent they exceed debts due from a specific member.

1.5 Investment properties

Investment properties, which are properties held to earn rentals and/or for capital appreciation, are initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently they are measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment properties are accounted for as tangible fixed assets.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The limited liability partnership has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the limited liability partnership's statement of financial position when the limited liability partnership becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally 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.

JOHN GABRIEL INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the limited liability partnership transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the limited liability partnership after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the limited liability partnership's obligations expire or are discharged or cancelled.

JOHN GABRIEL INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

1.8 Equity instruments

Equity instruments issued by the limited liability partnership are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the limited liability partnership.

1.9 Taxation

No taxation is reflected in the accounts as tax is borne by the individual members in a personal capacity on their attributable profit shares and not the Limited Liability Partnership.

1.10 Allocation of profits and drawings

Members from time to time make drawings. The level and timing of these distributions is determined by management taking into account the LLP's cash requirements. The LLP has no right to demand repayment of drawings except to the extent that they exceed the LLP's cumulative undistributed profit. Drawings are therefore treated as dividend profit and charged as an expense, except for drawings in excess of profit which are shown as a debt due from members.

The division among members of any residual profits for a financial period is automatic, and these amounts are classified as equity. Should the LLP make a loss, the members have no obligation to reimburse the LLP and the loss is allocated to the respective members current accounts.

2 Investment properties

	2019 £
Fair value	
At 1 April 2018	7,616,032
Additions	1,053,824
Disposals	(470,000)
At 31 March 2019	<u>8,199,856</u>

The fair value of the investment properties has been arrived at on the basis of a valuation carried out at 31 March 2019 by the members. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The historical cost of the properties at 31 March 2019 was £6,245,981 (2018: £5,424,540).

3 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	5,261	5,553
Amounts owed by group undertakings and undertakings in which the LLP has a participating interest	91	91
Amounts owed by members	669,802	385,847
Other debtors	106,835	95,742
	<u>781,989</u>	<u>487,233</u>

JOHN GABRIEL INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

4 Creditors: amounts falling due within one year

	2019 £	2018 £
Bank loans and overdrafts	25,000	6,000
Trade creditors	188,303	230,226
Other taxation and social security	3,853	1,381
Other creditors	815,239	856,672
	<u>1,032,395</u>	<u>1,094,279</u>

The bank loans and overdrafts are secured by way of a first legal charge over the LLP's investment properties incorporating a fixed and floating charge over all assets of the limited liability partnership.

5 Creditors: amounts falling due after more than one year

	2019 £	2018 £
Bank loans	4,595,982	3,664,381
Other creditors	527,625	455,625
	<u>5,123,607</u>	<u>4,120,006</u>

The bank loans are secured by way of a first legal charge over the LLP's investment properties incorporating a fixed and floating charge over all assets of the limited liability partnership.

Creditors which fall due after five years are as follows:

	2019 £	2018 £
Payable other than by instalments	<u>1,355,000</u>	<u>1,555,000</u>

JOHN GABRIEL INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

6 Reconciliation of Members' Interests

	EQUITY			DEBT		TOTAL
	Members' other interests			Loans and other debts due to members less any amounts due from members in debtors		MEMBERS' INTERESTS
	Members' capital (classified as equity)	Other reserves	Total	Other amounts	Total	Total 2019
	£	£	£	£	£	£
Amounts due from members				(385,847)		
Members' interests at 1 April 2018	722,136	2,191,491	2,913,627	(385,847)	(385,847)	2,527,780
Loss for the financial year available for discretionary division among members	-	(125,452)	(125,452)	-	-	(125,452)
Members' interests after loss for the year	722,136	2,066,039	2,788,175	(385,847)	(385,847)	2,402,328
Allocation of loss for the financial year	-	125,452	125,452	(125,452)	(125,452)	-
Elimination of revaluation surplus on disposal of investment property	-	(237,617)	(237,617)	237,617	237,617	-
Introduced by members	114,537	-	114,537	-	-	114,537
Drawings	-	-	-	(294,028)	(294,028)	(294,028)
Members' interests at 31 March 2019	836,673	1,953,874	2,790,547	(567,710)	(567,710)	2,222,837
Amounts due to members				102,092		
Amounts due from members, included in debtors				(669,802)		
				(567,710)		

JOHN GABRIEL INVESTMENTS LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

7 Loans and other debts due to members

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors.

8 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

Material uncertainty relating to going concern

In forming our opinion, we have considered the adequacy of the disclosures made in note 1.2 of the financial statements concerning the financial support provided by the designated member Executive Developments Limited. In view of the fact that the preparation of the financial statements on the going concern basis assumes this continued support, we consider that attention should be drawn to these disclosures but our opinion is not qualified in this respect.

The senior statutory auditor was Engin Zekia FCA.

The auditor was Gerald Edelman.

9 Financial commitments, guarantees and contingent liabilities

The limited liability partnership has given unlimited guarantees in favour of other group companies and connected entities in support of certain borrowings of those entities. The combined borrowings for the entities amounted to £11,345,250 (2018: £14,243,750) as at the year end.

10 Related party transactions

G Kamenou, a designated member, has provided personal guarantees for bank loans totalling £1,355,000 (2018: £1,555,000).