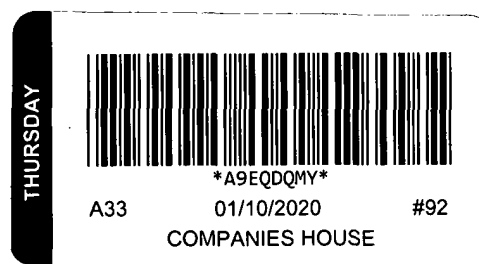


Company Registration No. 00717658

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc
Financial Statements

For the period ended 31 March 2020



A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Financial statements for the period ended 31 March 2020

Contents	Page
Company information	1
Directors' report	2
Directors' responsibilities statement	3
Strategic report	4
Independent auditor's report	6
Profit and loss account	8
Balance sheet	9
Statement of changes in equity	10
Notes to the financial statements	11

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Financial statements for the period ended 31 March 2020

Company information

Directors

Martin McGann (appointed 27 June 2019)
Andrew Jones (appointed 27 June 2019)
Valentine Beresford (appointed 27 June 2019)
Mark Stirling (appointed 27 June 2019)
Justin Parker (resigned 31 December 2018)
Stephen Gilmore (resigned 27 June 2019)
Ian Cornock (resigned 27 June 2019)
Peter Hartill (resigned 27 June 2019)
James Retallack (resigned 27 June 2019)
Rupert Mucklow (resigned 2 July 2019)
David Wooldridge (resigned 30 August 2019)

Company Secretary

Jadzia Duzniak (appointed 30 August 2019)
David Wooldridge (resigned 30 August 2019)

Registered Office

1 Curzon Street
London
W1J 5HB

Auditor

BDO LLP
2 City Place
Beehive Ring Road
Gatwick
West Sussex
RH6 0PA

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Directors' report

The directors present their report with the audited financial statements for the period from 28 June 2019 to 31 March 2020. The comparative information presented within these financial statements relates to the period from 1 June 2018 to 27 June 2019.

The business activity and future development of the Company is discussed in the strategic report on pages 4 to 5, along with the results and dividends.

Change of control

On 27 June 2019, the entire share capital of the Company was acquired by LondonMetric Property Plc by way of a Scheme of Arrangement under Part 26 Companies Act 2006.

The Company is now a wholly owned subsidiary of LondonMetric Property Plc and part of the LondonMetric Property Plc group (the "Group").

Going concern

The accounts have been prepared on a going concern basis. The Company is in a net asset position but has net current liabilities. To date, it has experienced no significant impact from the COVID-19 pandemic and the Company's parent, LondonMetric Property Plc, has confirmed its continuing financial support by way of an intercompany loan to be provided as and when required. The directors therefore consider the Company is in a position to meet its liabilities as they fall due for the foreseeable future, being at least the 12 month period following the approval of these financial statements.

Directors

The present directors of the Company all of whom served throughout the period and subsequently, unless otherwise stated, are as shown on page 1.

None of the directors have a service agreement with the Company and they are not entitled to any compensation on termination of appointment or sale of the Company by LondonMetric Property Plc.

The LondonMetric Property Plc has arranged insurance cover in respect of legal action against its directors, which include the directors of the Company.

Auditor and disclosure of information to the auditor

BDO LLP were appointed as auditor in August 2020 and have indicated their willingness to remain in office. Appropriate arrangements have been put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

So far as each director is aware, there is no relevant audit information (that is, information needed by the Company's auditor in connection with preparing their report) of which the Company's auditor is unaware. Each director has taken all the steps that they ought to have taken in their duty as a director in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

On behalf of the Board



Martin McGann
Director

25 September 2020

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial period. 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), including FRS 101 'Reduced Disclosure Framework'. 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 for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies 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.

A & J Mucklow Group Limited

Formerly A & J Mucklow Group Plc

Strategic report

The directors submit their strategic report for the period ended 31 March 2020. The directors in preparing this strategic report have complied with section 414c of the Companies Act 2006.

Business review and principal activities

The Company is a holding company for a number of Group subsidiaries. The directors do not anticipate any significant change in the principal activity in the foreseeable future.

On 24 September 2019 the Company repurchased and cancelled the 675,000 7% listed preference shares for £1.60 per share. The Company's shares were delisted on 26 September 2019 and the Company was re-registered as a private limited company.

The Company is also a guarantor under a £60 million facility entered into by its subsidiary, A. & J. Mucklow (Investments) Limited.

Results and dividends

The results for the Company show a pre-tax loss of £1,150,809 (2018/19: profit £7,802,897). No dividends were paid during the period (2018/19: £14,608,447). The Company has net assets of £174,317,138 (2018/19: £175,467,947) and net amounts owing to group companies of £11,410,624 (2018/19: £9,772,901).

Principal risks and uncertainties

The Company's operations expose it to a variety of risks. The principal risks that are potentially material to the Company and the policies for managing these risks are summarised below.

Strategic risks

- A & J Mucklow Group Limited has a number of subsidiaries with commercial properties that are their largest asset. Those properties are exposed to market risk. The cyclical nature of the property market may result in a fall in property values or cause assets to otherwise underperform against financial objectives. Performance also depends on general economic conditions which may be adversely affected by the new international trade agreements being negotiated by the UK following its exit from the EU and the current COVID-19 pandemic. These factors may impact the holding value of the Company's investment in those subsidiaries. The A & J Mucklow Group Limited group mitigates this risk through its investment selection and it continues to actively monitor market conditions, investment and tenant performance on an asset by asset basis.

Financial risks

- The Company may have insufficient resources to implement strategy and meet financial liabilities as they fall due. It relies on parent company funding to counter this risk.
- Failure to comply with covenants could cause a default and accelerate A. & J. Mucklow (Investments) Limited's loan facility resulting in a call under the Company's guarantee under that facility. To mitigate this appropriate cure rights are contained within the loan and significant headroom is maintained within covenants which are tested six monthly. Headroom is taken into consideration in decision making.

Key performance indicators ("KPIs")

Given the straightforward nature of the business, the Company's directors are of the opinion that the KPIs relevant to understanding the development, performance and position of the business are profit before tax and net asset value. The results are disclosed above.

Creditor payment policy

It is the Company's policy that suppliers are paid in accordance with those terms and conditions agreed between the Company and the supplier, provided that all terms and conditions have been complied with.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Strategic report (continued)

Charitable and political donations

The Company did not make any charitable or political donations during the period.

On behalf of the Board

Martin McGann

Martin McGann
Director

25 September 2020

Independent Auditor's Report to the members of A & J Mucklow Group Limited Formerly A & J Mucklow Group Plc

Opinion

We have audited the financial statements of A & J Mucklow Group Limited ("the Company") for the period from 28 June 2019 to 31 March 2020 which comprise the profit and loss account, the balance sheet and the statement of changes in equity, and the notes to the financial statements, 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 Financial Reporting Standard 101 *Reduced Disclosure Framework* (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 March 2020 and of its loss for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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 Directors' report for the financial for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and Directors' report have been prepared in accordance with applicable legal requirements.

Independent Auditor's Report to the members of A & J Mucklow Group Limited Formerly A & J Mucklow Group Plc (continued)

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 and 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 statement of directors' responsibilities, 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.

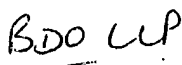
Auditor's responsibilities for the audit of the financial statements

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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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.



Christopher Wingrave (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
Gatwick, United Kingdom

Date: 25 September 2020

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

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Profit and loss account
Period ended 31 March 2020

	Notes	Period ended 31 March 2020 £	Period ended 27 June 2019 £
Administration expenses	2	(16,748)	(5,051,384)
Impairment of investment in subsidiary companies		(414,337)	-
Operating loss		(431,085)	(5,051,384)
Dividends received from subsidiaries		-	14,500,000
Finance income	3	373,644	490,742
Finance costs	4	(1,093,368)	(2,136,461)
(Loss)/profit before tax		(1,150,809)	7,802,897
Tax	5	-	-
(Loss)/profit after tax		(1,150,809)	7,802,897

All activities during the current and prior year are derived from continuing operations.

There are no other items of comprehensive income or expense in the current or prior year and therefore no statement of comprehensive income is shown.

The notes on pages 11 to 17 form part of these financial statements.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Balance sheet
As at 31 March 2020

	Notes	31 March 2020 £	27 June 2019 £
Non current assets			
Investment in subsidiaries	6	185,727,427	186,141,764
Total non current assets		185,727,427	186,141,764
Current assets			
Trade and other receivables	7	14,125,671	19,153,133
Total current assets		14,125,671	19,153,133
Total assets		199,853,098	205,294,897
Current liabilities			
Trade and other payables	8	(25,535,960)	(28,439,617)
Current tax liabilities		-	(712,333)
Total current liabilities		(25,535,960)	(29,151,950)
Total assets less current liabilities		174,317,138	176,142,947
Non-current liabilities			
Borrowings	9	-	(675,000)
Total non-current liabilities		-	(675,000)
Total liabilities		(25,535,960)	(29,826,950)
Net assets		174,317,138	175,467,947
Equity			
Called up share capital	11	15,823,708	15,823,708
Share premium		12,613,058	13,018,058
Redemption reserve		11,161,862	11,161,862
Retained earnings		134,718,510	135,464,319
Total equity		174,317,138	175,467,947

The financial statements of A & J Mucklow Group Limited (registered number 00717658) were approved by the Board of Directors and authorised for issue on 25 September 2020 and signed on its behalf by:

Martin McGann

Martin McGann
Director

The notes on pages 11 to 17 form part of these financial statements.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Statement of changes in equity
Period ended 31 March 2020

	Share capital £	Share premium £	Capital Redemption reserve £	Retained earnings £	Total equity £
At 28 June 2019	15,823,708	13,018,058	11,161,862	135,464,319	175,467,947
Loss for the period	-	-	-	(1,150,809)	(1,150,809)
Court approved reduction in share premium following cancellation of preference shares	-	(405,000)	-	405,000	-
At 31 March 2020	15,823,708	12,613,058	11,161,862	134,718,510	174,317,138

Period ended 27 June 2019

	Share capital £	Share premium £	Capital Redemption reserve £	Share based payments reserve £	Retained earnings £	Total equity £
At 1 July 2018	15,823,708	13,018,058	11,161,862	297,610	142,269,869	182,571,107
Profit for the period	-	-	-	-	7,802,897	7,802,897
Share based payment	-	-	-	(387,105)	-	(387,105)
Expiry of share options	-	-	-	89,495	-	89,495
Dividends paid	-	-	-	-	(14,608,447)	(14,608,447)
At 27 June 2019	15,823,708	13,018,058	11,161,862	-	135,464,319	175,467,947

The notes on pages 11 to 17 form part of these financial statements.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Notes to the financial statements
Period ended 31 March 2020

1. Significant accounting policies

a) General information

A & J Mucklow Group Limited is a private limited company incorporated in England under the Companies Act. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the strategic report on pages 4 to 5.

b) Statement of compliance

The Company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. The financial statements have been prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to presentation of a cash-flow statement, financial instruments, standards not yet effective, impairment of assets and related party transactions.

Where relevant, equivalent disclosures have been given in the Group accounts of LondonMetric Property Plc. The Group accounts of LondonMetric Property Plc are available to the public and can be obtained as set out in note 13.

c) Consolidated financial statements

The Company is exempt from the requirement to prepare consolidated financial statements on the basis that the Company and its subsidiary undertakings are consolidated in the Group accounts of the ultimate parent undertaking, LondonMetric Property Plc. These financial statements therefore present information about the Company as an individual undertaking and not about its group.

d) Going concern

The accounts have been prepared on a going concern basis. The Company is in a net asset position but has net current liabilities. To date, it has experienced no significant impact from the COVID-19 pandemic and the Company's parent, LondonMetric Property Plc, has confirmed its continuing financial support by way of an intercompany loan to be provided as and when required. The directors therefore consider the Company is in a position to meet its liabilities as they fall due for the foreseeable future, being at least the 12 month period following the approval of these financial statements.

e) Basis of preparation

The functional and presentational currency of the Company is sterling. The financial statements are prepared on the historical cost basis.

The accounting policies have been applied consistently in all material respects except for the adoption of new and revised standards as noted below.

i) Significant accounting estimates and judgements

The preparation of financial statements in conformity with FRS101 requires directors to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Notes to the financial statements (continued)
Period ended 31 March 2020

1. Significant accounting policies (continued)

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period. If the revision affects both current and future periods, the change is recognised over those periods.

The accounting policies subject to significant judgements and estimates are as follows:

Significant areas of estimation uncertainty
Valuation of investment in subsidiaries

The valuation of the Company's investment in subsidiaries is a critical part of its performance.

The Company carries its investment in subsidiaries at cost less provision for impairment with any impairment provision determined by reference to the net asset value of its subsidiaries.

ii) Adoption of new and revised standards

Standards and interpretations effective in the current period

During the period, the Company's accounting policies were amended following the adoption of IFRS 16 as discussed further below.

IFRS 16 Leases

IFRS 16 was issued in January 2016 and became effective for the Company from 28 June 2019. It has been adopted retrospectively in accordance with the transition provisions of the standard, with the cumulative effect of initially applying the new standard recognised on 28 June 2019. Comparatives have not been restated.

The standard requires lessees to recognise assets (the right to use the leased item) and liabilities (a financial liability to pay rentals) on the balance sheet for most leases. The accounting for lessors under IFRS 16 is substantially unchanged from its predecessor, IAS 17.

The Company holds no operating leases and therefore there has been no financial impact of the new standard on the Company.

f) Investment in subsidiaries

Investments in subsidiaries are shown at cost less provision for impairment.

g) Financial assets and financial liabilities

Financial assets and financial liabilities are recognised in the balance sheet when the Company becomes a party to the contractual terms of the instrument.

Financial instruments under IFRS 9

i) Trade and other receivables and payables

Trade receivables are recognised and carried at amortised cost as the Company's business model is to collect the contractual cash flows due from tenants. An impairment provision is created based on the expected credit loss model which reflects the Company's historical incurred credit losses and the lifetime expected credit loss.

ii) Borrowings

Borrowings are recognised initially at fair value less attributable transaction costs. Subsequently, borrowings are stated at amortised cost with any difference being recognised in the profit and loss account over the term of the borrowing.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Notes to the financial statements (continued)
Period ended 31 March 2020

1. Significant accounting policies (continued)

h) Finance costs and income

Net finance costs include interest payable on borrowings, net of interest capitalised and finance costs amortised.

Interest is capitalised if it is directly attributable to the acquisition, construction or redevelopment of development properties from the start of the development work until practical completion of the property. Capitalised interest is calculated with reference to the actual interest rate payable on specific borrowings for the purposes of development or, for that part of the borrowings financed out of general funds, with reference to the parent Group's weighted average cost of borrowings.

Finance income includes interest receivable on funds invested at the effective rate and notional interest receivable on forward funded developments at the contractual rate.

i) Tax

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantively enacted at the balance sheet date, together with any adjustment in respect of previous periods to the extent applicable.

j) Dividends

Dividends on equity shares are recognised when they become legally payable.

2. Administration expenses

Employees

There were no employees directly employed by the Company during the current or prior year.

Audit fees

The auditor's remuneration for the current period was borne by A. & J. Mucklow (Investments) Limited and is therefore disclosed in the financial statements for that company.

In the prior period audit fees of £82,000 were charged by the former auditor, KPMG LLP, for the audit of the Company and its underlying group. KPMG LLP also charged non-audit fees of £20,000 in the prior period.

Directors' remuneration

For the current period, all of the directors' remuneration was paid by either LondonMetric Property Plc, the Company's ultimate holding company, or A. & J. Mucklow (Investments) Limited, a subsidiary undertaking (2018/19: A. & J. (Investments) Limited). For both periods, the directors' remuneration is therefore disclosed in the financial statements of those relevant companies. The directors do not believe that it is practicable to apportion this amount between their qualifying services as directors of this company and their qualifying services as directors of the holding and fellow subsidiary companies.

3. Finance income

	Period ended 31 March 2020 £	Period ended 27 June 2019 £
Interest receivable on intercompany loan balance	<u>373,644</u>	<u>490,742</u>

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Notes to the financial statements (continued)
Period ended 31 March 2020

4. Finance costs

	Period ended 31 March 2020 £	Period ended 27 June 2019 £
Interest payable on bank loan	-	683,350
Amortisation of loan issue costs	-	356,187
Early termination fees	-	641,663
Non utilisation fees and overdraft charges	-	348,142
Interest payable on intercompany loan balance	494,126	59,869
Preference share interest	-	47,250
Loss on repurchase of preference shares	599,242	-
	<u>1,093,368</u>	<u>2,136,461</u>

5. Tax

	Period ended 31 March 2020 £	Period ended 27 June 2019 £
Current tax		
Current tax on (loss)/profit for the period	-	-
Total tax on ordinary activities	<u>-</u>	<u>-</u>

Factors affecting tax for the period

The tax charge differs from the standard rate of corporation tax in the UK. The differences are explained below:

	Period ended 31 March 2020 £	Period ended 27 June 2019 £
(Loss)/profit on ordinary activities before tax	<u>(1,150,809)</u>	<u>7,802,897</u>
Tax on (loss)/profit on ordinary activities at the standard rate of corporation tax in the UK of 19% (2018/19: 19%)	(218,654)	1,482,550
Effects of:		
Income not subject to tax	-	(2,746,022)
Expenses not deductible for tax	192,580	781,691
Group relief	26,074	123,666
Losses carried forward	-	358,115
Total tax on ordinary activities	<u>-</u>	<u>-</u>

Factors that may affect future tax charges

The main rate of UK corporation tax for the period ended 31 March 2020 is 19%. On 11 March 2020, it was announced that the main rate of corporation tax would remain at 19% for the financial year beginning 1 April 2020. This rate was substantively enacted on 17 March 2020.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Notes to the financial statements (continued)
Period ended 31 March 2020

6. Investment in subsidiaries

	31 March 2020 £	27 June 2019 £
At the beginning of the period	186,141,764	186,141,764
Impairment of investment	(414,337)	-
At the end of the period	185,727,427	186,141,764

Investments are held at the lower of cost or net realisable value. The carrying value of the Company's investments was impaired following a review to assess the recoverable amount based on the net assets of the subsidiary companies.

At 31 March 2020 the Company has the following subsidiary undertakings:

	Country of incorporation	Proportion of voting rights held (by way of share capital held)	Nature of business
A&J Mucklow (Halesowen) Limited	England	100%	Property investment
A. & J. Mucklow (Investments) Limited	England	100%	Property investment
A&J Mucklow (Properties) Limited	England	100%	Property investment
Penbrick Limited	England	100%	Property investment
A&J Mucklow & Co Limited	England	100%	Property trading
A&J Mucklow (Nominees) Limited	England	100%	Administrative
A&J Mucklow (Birmingham) Limited	England	100%	Dormant
A&J Mucklow (Callowbrook Estate) Limited	England	100%	Dormant
A. & J. Mucklow (Estates) Limited	England	100%	Dormant
A&J Mucklow (Ettingshall Estate) Limited	England	100%	Dormant
A&J Mucklow (Lancashire) Limited	England	100%	Dormant
A and J Mucklow (Lands) Limited	England	100%	Dormant
A&J Mucklow (Wollescote Estate) Limited	England	100%	Dormant
Barr's Industrial Limited	England	100%	Dormant
Belfont Homes (Birmingham) Limited ⁽¹⁾	England	100%	Dormant

⁽¹⁾ Undertaking held indirectly by the Company.

All of the undertakings listed above operate in their country of incorporation and have the same registered office as the Company. All shares held are ordinary shares.

The Company is a wholly owned subsidiary of LondonMetric Property Plc and as such the Company did not prepare consolidated accounts for the year ended 31 March 2020. The above entities are not consolidated by the Company under the exemption provided by s400 of the Companies Act 2006.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Notes to the financial statements (continued)
Period ended 31 March 2020

7. Trade and other receivables

	31 March 2020 £	27 June 2019 £
Amounts owing from Group undertakings	14,125,336	18,349,570
VAT receivable	335	803,563
	<u>14,125,671</u>	<u>19,153,133</u>

All amounts fall due for payment in less than one year.

8. Trade and other payables

	31 March 2020 £	27 June 2019 £
Amounts owing to Group undertakings	25,535,960	28,122,471
Corporation tax	-	10,550
Trade creditors and other accruals	-	306,596
	<u>25,535,960</u>	<u>28,439,617</u>

Trade payables are interest free and have settlement dates within one year. The directors consider that the carrying amount of trade and other payables approximates their fair value.

9. Borrowings

	31 March 2020 £	27 June 2019 £
675,000 7% listed preference shares at £1 each	-	675,000

On 27 June 2019 the Company cancelled and repaid its HSBC Bank plc term loan and overdraft.

On 24 September 2019 the Company repurchased and cancelled the 675,000 7% listed preference shares for £1.60 per share.

10. Amounts owing to or from Group undertakings

Intercompany loans have no fixed repayment terms. All balances are due within one year. From 28 June 2019 intercompany loans are interest bearing at the LondonMetric Property Plc group's weighted average cost of debt. In the prior period interest was borne at A & J Mucklow Group Limited's weighted average cost of short term debt plus a margin of 0.49%.

A & J Mucklow Group Limited
Formerly A & J Mucklow Group Plc

Notes to the financial statements (continued)
Period ended 31 March 2020

11. Share capital

	31 March 2020 £	27 June 2019 £
Number		
Ordinary shares of £0.25 each	63,294,833	63,294,833
Allotted, called up and fully paid		
Ordinary shares of £0.25 each	15,823,708	15,823,708

The Company has one class of ordinary shares, which carry no right to fixed income.

Dividends totalling of £14,608,447 were paid in the prior period as follows:

	Period ended 27 June 2019 £
15 October 2018 (5.30p per share)	3,354,626
15 January 2019 (7.30p per share)	4,620,523
15 April 2019 (5.24p per share)	3,316,649
26 June 2019 (5.24p per share)	3,316,649
	<u>14,608,447</u>

12. Contingent liabilities

The Company is a guarantor under a £60 million facility entered into by its subsidiary, A. & J. Mucklow (Investments) Limited.

13. Controlling party information

On 27 June 2019, the entire share capital of the Company was acquired by LondonMetric Property Plc by way of a Scheme of Arrangement under Part 26 of the Companies Act 2006.

From 27 June 2019 the immediate and ultimate parent company is LondonMetric Property Plc. Copies of the consolidated accounts of LondonMetric Property Plc can be obtained from its registered office at 1 Curzon Street, London W1J 5HB and its website www.londonmetric.com.