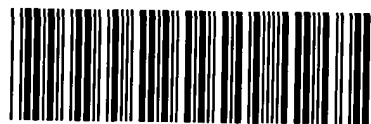


**GRAINMARKET PROPERTIES LIMITED**

**Directors' Report and  
Consolidated Financial Statements  
for the Year Ended 31 March 2021**

FRIDAY



\*AAGLL9QR\*

A07

05/11/2021

#51

COMPANIES HOUSE

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Contents of the Consolidated Financial Statements  
for the year ended 31 March 2021**

---

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Directors' Report</b>	<b>2</b>
<b>Independent Auditors' Report</b>	<b>4</b>
<b>Consolidated Income Statement</b>	<b>7</b>
<b>Consolidated Balance Sheet</b>	<b>8</b>
<b>Company Balance Sheet</b>	<b>9</b>
<b>Notes to the Consolidated Financial Statements</b>	<b>10</b>

**GRAINMARKET PROPERTIES LIMITED**

**Company Information  
for the year ended 31 March 2021**

---

**Directors:** M J Crader  
P J Hart  
E S Morriss

**Secretary:** P J Hart

**Registered office:** Bridewell Gate  
9 Bridewell Place  
London  
EC4V 6AW

**Registered number:** 03054080 (England and Wales)

**Auditors:** Haines Watts (City) LLP  
Statutory Auditor  
New Derwent House  
69-73 Theobalds Road  
London  
WC1X 8TA

**Directors' Report  
for the year ended 31 March 2021**

---

The directors present their report with the financial statements of the Company and the Group for the year ended 31 March 2021.

**Principal activity**

The principal activity of the Company and Group continued to be that of property investment and the development of residential property for sale.

**Directors**

The directors shown below have held office during the whole of the period from 1 April 2020 to the date of this report.

M J Crader  
E S Morriss

Other changes in directors holding office are as follows:

P J Hart - appointed 20 October 2020

**Political donations and expenditure**

Total donations paid during the year were £42,000 (2020: £42,000). None of which were political in nature.

**COVID-19 pandemic**

The group has assessed the impact of COVID-19 on its ability to continue as a going concern. The outbreak developed rapidly during 2020 and caused disruption to business, economic activities and impacted global markets. Management continues to consider the potential implications of the pandemic, however consider there has been no impact of the results of the Group for the year ended 31 March 2021 and consider the Group remains a going concern for at least 12 months following the signing of these financial statements.

**Statement of directors' responsibilities**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with 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 Group and of the profit or loss of the Group 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;
- 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 and the Group's transactions and disclose with reasonable accuracy at any time the financial position of the Company and the Group 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 the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Statement as to disclosure of information to auditors**

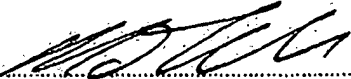
So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the Group's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the Group's auditors are aware of that information.

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Directors' Report  
for the year ended 31 March 2021**

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

**On behalf of the board:**

  
.....  
M J Crader - Director

Date: 2/11/21

**Independent Auditors' Report to the Members of  
Grainmarket Properties Limited**

---

**Opinion**

We have audited the financial statements of Grainmarket Properties Limited (the 'Parent Company') and its subsidiaries (the 'Group') for the year ended 31 March 2021 which comprise the Consolidated Income Statement, Consolidated Balance Sheet, Company Balance Sheet and 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 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 Group's and of the Parent Company affairs as at 31 March 2021 and of the Group's profit for the year 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group 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 group's and the parent 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.

However, not all future events or conditions can be predicted. The COVID-19 pandemic is one of the most significant economic events for the UK with unprecedented levels of uncertainty of outcomes. It is therefore difficult to evaluate all of the potential implications on the Company's trade, customers, suppliers and wider economy. The directors' view on the impact of COVID-19 is disclosed in the Directors' Report and the accounting policies note 2.

**Other information**

The directors are responsible for the other information. The other information comprises the information in the Directors' Report, but does not include the financial statements and our Auditors' 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 this gives rise to a material misstatement in the financial statements themselves. 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

## **Independent Auditors' Report to the Members of Grainmarket Properties Limited**

---

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

In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Group Strategic Report or in preparing the Directors' Report.

### **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 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 group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

### **Auditors' 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 Auditors' 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:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognised non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the group, including the Companies Act 2006, taxation legislation, employment and data protection;
- we assessed the extent of compliance with the laws and regulations identified above through making enquires of management and inspecting legal correspondence;
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Company's material misstatement, including obtaining an understanding of how fraud might occur by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assess whether judgement and assumptions made in determining the accounting estimates set out in note 2 were indicative of potential bias; and
- investigate the rationale behind significant or unusual transactions.

**Independent Auditors' Report to the Members of  
Grainmarket Properties Limited**

---

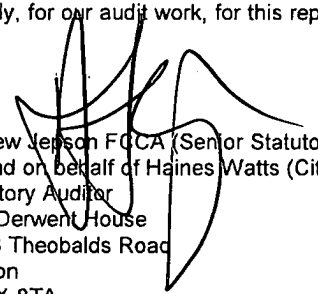
In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosure to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual potential litigation and claims; and
- reviewing correspondence.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' 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 Auditors' 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.



Andrew Jenson FCA (Senior Statutory Auditor)  
for and on behalf of Haines Watts (City) LLP  
Statutory Auditor  
New Derwent House  
69-73 Theobalds Road  
London  
WC1X 8TA

Date: 3/11/21



**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Consolidated  
Income Statement  
for the year ended 31 March 2021**

		<b>2021</b>	<b>2020</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Turnover</b>		7,085,729	7,344,234
Cost of sales		(1,026,975)	(2,259,170)
<b>Gross profit</b>		6,058,754	5,085,064
Administrative expenses		(1,477,341)	(3,972,998)
<b>Operating profit</b>		4,581,413	1,112,066
Income from interest in associated undertakings		495,399	6,514,030
Income from other participating interests		219	(55,680)
Interest receivable and similar income		12,143	5,276
		5,089,174	7,575,692
Gain/loss on revaluation of assets		(1,584,874)	(7,456,555)
		3,504,300	119,137
Interest payable and similar expenses		(1,834,762)	(1,993,546)
<b>Profit/(loss) before taxation</b>	<b>5</b>	1,669,538	(1,874,409)
Tax on profit/(loss)	<b>6</b>	(1,214,504)	890,779
<b>Profit/(loss) for the financial year</b>		455,034	(983,630)
Profit/(loss) attributable to:			
Owners of the parent		554,830	(986,503)
Non-controlling interests		(99,796)	2,873
		455,034	(983,630)

The notes form part of these financial statements


**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Consolidated Balance Sheet  
31 March 2021**

	Notes	£	2021 £	£	2020 £
<b>Fixed assets</b>					
Tangible assets	8		1,946,393		1,746,819
Investments	9				
Interest in associate			176,100		375,504
Other investments			1,076,572		1,076,572
Investment property	10		105,873,503		107,701,594
			<u>109,072,568</u>		<u>110,900,489</u>
<b>Current assets</b>					
Stocks				501,397	
Debtors	11	4,339,124		4,883,196	
Investments	12	6,668,315		5,580,379	
Cash at bank		2,181,334		2,126,594	
			<u>13,188,773</u>	<u>13,181,566</u>	
<b>Creditors</b>					
Amounts falling due within one year	13	3,669,050		8,049,403	
				<u>8,049,403</u>	
<b>Net current assets</b>			<u>8,619,723</u>	<u>5,132,163</u>	
<b>Total assets less current liabilities</b>			<u>118,692,291</u>	<u>116,032,652</u>	
<b>Creditors</b>					
Amounts falling due after more than one year	14		(55,856,305)		(54,615,068)
<b>Provisions for liabilities</b>			<u>(5,919,480)</u>	<u>(4,561,428)</u>	
<b>Net assets</b>			<u><u>56,916,506</u></u>	<u><u>56,856,156</u></u>	
<b>Capital and reserves</b>					
Called up share capital	16		8,288		8,268
Share premium			39,490		39,490
Capital redemption reserve			476		476
Retained earnings			56,041,874		55,837,044
<b>Shareholders' funds</b>			<u>56,090,108</u>	<u>55,885,278</u>	
<b>Non-controlling interests</b>			<u>826,398</u>	<u>970,878</u>	
<b>Total equity</b>			<u><u>56,916,506</u></u>	<u><u>56,856,156</u></u>	

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 21/11/21 and were signed on its behalf by:

  
M J Crader - Director

The notes form part of these financial statements

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Company Balance Sheet  
31 March 2021**

	Notes	£	2021 £	£	2020 £
<b>Fixed assets</b>					
Tangible assets	8		1,769,692		1,538,936
Investments	9		1,252,772		1,451,280
Investment property	10		15,525,888		694,476
			<u>18,548,352</u>		<u>3,684,702</u>
<b>Current assets</b>					
Debtors	11	800,410		13,156,225	
Investments	12	6,868,315		5,590,379	
Cash at bank		689,491		406,378	
		<u>8,158,216</u>		<u>19,152,982</u>	
<b>Creditors</b>					
Amounts falling due within one year	13	334,543		4,694,756	
<b>Net current assets</b>			<u>7,823,673</u>		<u>14,458,226</u>
<b>Total assets less current liabilities</b>			<u>26,372,025</u>		<u>18,142,928</u>
<b>Creditors</b>					
Amounts falling due after more than one year	14		9,873,754		2,901,491
<b>Net assets</b>			<u>16,498,271</u>		<u>15,241,437</u>
<b>Capital and reserves</b>					
Called up share capital	16		8,268		8,268
Share premium			39,490		39,490
Capital redemption reserve			478		476
Retained earnings			16,450,037		15,193,203
<b>Shareholders' funds</b>			<u>16,498,271</u>		<u>15,241,437</u>
<b>Company's profit/(loss) for the financial year</b>			<u>1,806,834</u>		<u>(2,873,824)</u>

The financial statements were approved by the Board of Directors and authorised for issue on 21.4.21 and were signed on its behalf by:

  
M J Crader - Director

The notes form part of these financial statements

Notes to the Consolidated Financial Statements  
for the year ended 31 March 2021

---

1. Statutory information

Grainmarket Properties Limited is a private company, limited by shares, registered in England and Wales. The Company's registered number and registered office address can be found on the Company Information page.

2. Accounting policies

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the Company. 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 the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

**Basis of consolidation**

In the Parent Company financial statements, the cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill. The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date.

Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date. Investments in subsidiaries, joint ventures and associates are accounted for at cost less impairment.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination accounted for using the purchase method and the amounts that can be deducted or assessed for tax, considering the manner in which the carrying amount of the asset or liability is expected to be recovered or settled. The deferred tax recognised is adjusted against goodwill or negative goodwill.

The consolidated financial statements incorporate those of Grainmarket Properties Limited and all of its subsidiaries (ie entities that the Group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Subsidiaries acquired during the year are consolidated using the purchase method. Their results are incorporated from the date that control passes.

All financial statements are made up to 31 March 2021. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the Group.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Entities other than subsidiary undertakings or joint ventures, in which the Group has a participating interest and over whose operating and financial policies the Group exercises a significant influence, are treated as associates. In the Group financial statements, associates are accounted for using the equity method.

Entities in which the Group holds an interest and which are jointly controlled by the Group and one or more other ventures under a contractual arrangement are treated as joint ventures. In the Group financial statements, joint ventures are accounted for using the equity method.

Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021

2. Accounting policies - continued

**Critical accounting judgements and key sources of estimation uncertainty**

In the application of the Group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. 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.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**(a) Key sources of estimation uncertainty**

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

**(i) Valuation of investment property**

The Group used professional valuations as per note 10 for the basis of the fair value of its investment properties. The investment property valuations as at 31 March 2021, reflect matters such as tenure and tenancy details, prevailing market yields and comparable market transactions.

**Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and sales related taxes. The fair value of consideration takes into account trade discounts, settlements discounts and volume rebates.

Turnover represents rent receivable and expenses recharged to tenants, dilapidations receivable, sales of residential development properties and insurance claims in the ordinary course of business.

Rentals received under operating leases are recognised as income on a straight line basis over the course of the lease.

Expenses recoverable from tenants are recognised as income on a straight line basis over the period which they relate to.

Turnover is recognised in respect of the sale of development properties at the date of completion.

Dilapidations receivable are insurance claims and are recognised as turnover when the amounts have been agreed with the tenant and it is probable the amounts will be settled at the agreed amount.

Boat charter fees are recognised as income on a straight line basis over the course of the charter period.

**Interest income**

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

**Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and equipment	5%/15%/25% reducing balance
Fixtures and fittings	15% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the Income Statement.

**Investments in associates**

Investments in associate undertakings are recognised at cost.

Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021

---

2. Accounting policies - continued

**Investment property**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in the Income Statement.

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and position.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess carrying amount over its estimated selling price less costs to complete and sell is recognised as an impairment loss in the Income Statement. Reversals of impairment are also recognised in the Income Statement.

**Financial instruments**

The Group 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 Group's balance sheet when the Group 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.

**Classification of financial assets**

**(i) 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.

**(ii) Other financial assets**

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

**(iii) 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 the Income Statement.

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 the Income Statement.

Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021

2. Accounting policies - continued

(iv) 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 Group 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 Group after deducting all of its liabilities.

(v) Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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.

(vi) Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designed as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

(vii) Derecognition of financial liabilities

Financial liabilities are derecognised when the Group's contractual obligations expire or are discharged or cancelled.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Consolidated Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021

---

2. Accounting policies - continued

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Hire purchase and leasing commitments**

Rentals paid under operating leases, including any lease incentives received are charged to the Income Statement on a straight line basis over the period of the lease, except where another more systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

**Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employees' services are received.

Termination benefits are recognised immediately as an expense when the Company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

**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.

**Fixed asset investments**

Equity investments are measured at fair value through profit or loss, except for those equity investments that are not publicly traded and whose fair value cannot otherwise be measured reliably, which are recognised at cost less impairment until a reliable measure of fair value becomes available.

In the Parent Company financial statements, investments in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

A subsidiary is an entity controlled by the Group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the Company holds a long-term interest and where the Company has significant influence. The Group considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Investments in associates are initially recognised at the transaction price (including transaction costs) and are subsequently adjusted to reflect the group's share of the Income Statement, other comprehensive income and equity of the associate using the equity method. Any difference between the cost of acquisition and the share of the fair value of the net identifiable assets of the associate on acquisition is recognised as goodwill. Any unamortised balance of goodwill is included in the carrying value of the investment in associates.

Losses in excess of the carrying amount of an investment in an associate are recorded as a provision only when the Company has incurred legal or constructive obligations or has made payments on behalf of the associate.



**Notes to the Consolidated Financial Statements - continued**  
**for the year ended 31 March 2021**

**2. Accounting policies - continued**

In the Parent Company financial statements, investments in associates are accounted for at cost less impairment.

Entities in which the group has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

**Impairment of fixed assets**

At each reporting period end date, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The carrying amount of the investments accounted for using the equity method is tested for impairment as a single asset. Any goodwill included in the carrying amount of the investment is not tested separately for impairment.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Income Statement, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

**Equity instruments**

Equity instruments issued by the Group are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the Group.

**Going concern**

The financial statements have been prepared on a going concern basis.

The directors have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment, particular at the Group level. In particular, in response to the COVID-19 pandemic, the Directors have tested their cash flow analysis to take into account the impact on their business of possible scenarios brought on by the impact of COVID-19, alongside the measures that they can take to mitigate the impact. Based on these assessments, given the measures that could be undertaken to mitigate the current adverse conditions, and the current resources available, the directors have concluded that they can continue to adopt the going concern basis in preparing the annual report and accounts.

**3. Employees and directors**

The average number of employees during the year was 6 (2020 - 6).

The average number of employees by undertakings that were proportionately consolidated during the year was NIL (2020 - NIL).

**4. Exceptional items**

	2021	2020
	£	£
Gain on impairment of loan to a related party	1,532,986	-

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021**

**5. Profit/(loss) before taxation**

The profit (2020 - loss) is stated after charging:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Depreciation - owned assets	<u>341,162</u>	<u>325,079</u>

**6. Taxation**

**Analysis of the tax charge/(credit)**

The tax charge/(credit) on the profit for the year was as follows:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Current tax:		
UK corporation tax	(143,553)	(890,779)
Deferred tax	<u>1,358,057</u>	<u>-</u>
Tax on profit/(loss)	<u>1,214,504</u>	<u>(890,779)</u>

**Reconciliation of total tax charge/(credit) included in profit and loss**

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Profit/(loss) before tax	<u>1,669,538</u>	<u>(1,874,409)</u>
Profit/(loss) multiplied by the standard rate of corporation tax in the UK of 19% (2020 - 19%)	317,212	(356,138)
Effects of:		
Expenses not deductible for tax purposes	70,995	32,362
Income not taxable for tax purposes	(385,393)	(197,196)
Capital allowances in excess of depreciation	(44,259)	-
Depreciation in excess of capital allowances	-	144,237
Under/(over) provided in prior years	-	(128,550)
Deferred tax adjustments in respect of prior years	1,266,857	(783,521)
Fair value movement on derivative financial instruments	(10,908)	(109,248)
Fair value movement on investment properties	-	358,383
Fair value movement on listed investments	-	(207,277)
Share of profits of associate	-	(6,203)
Group relief	-	362,372
Total tax charge/(credit)	<u>1,214,504</u>	<u>(890,779)</u>

**7. Individual income statement**

As permitted by Section 408 of the Companies Act 2006, the Income Statement of the parent company is not presented as part of these financial statements.

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021**

**8. Tangible fixed assets**

**Group**

	<b>Plant and machinery £</b>	<b>Fixtures and fittings £</b>	<b>Totals £</b>
<b>Cost</b>			
At 1 April 2020	2,583,076	441,232	3,024,308
Additions	574,107	-	574,107
Disposals	(107,445)	-	(107,445)
At 31 March 2021	<u>3,049,738</u>	<u>441,232</u>	<u>3,490,970</u>
<b>Depreciation</b>			
At 1 April 2020	1,071,611	205,878	1,277,489
Charge for year	309,980	31,182	341,162
Eliminated on disposal	(74,074)	-	(74,074)
At 31 March 2021	<u>1,307,517</u>	<u>237,060</u>	<u>1,544,577</u>
<b>Net book value</b>			
At 31 March 2021	<u>1,742,221</u>	<u>204,172</u>	<u>1,946,393</u>
At 31 March 2020	<u>1,511,465</u>	<u>235,354</u>	<u>1,746,819</u>

**Company**

	<b>Plant and machinery £</b>
<b>Cost</b>	
At 1 April 2020	2,583,076
Additions	574,107
Disposals	(107,445)
At 31 March 2021	<u>3,049,738</u>
<b>Depreciation</b>	
At 1 April 2020	1,044,140
Charge for year	309,980
Eliminated on disposal	(74,074)
At 31 March 2021	<u>1,280,046</u>
<b>Net book value</b>	
At 31 March 2021	<u>1,769,692</u>
At 31 March 2020	<u>1,538,936</u>

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021**

**9. Fixed asset investments**

<b>Group</b>	<b>Interest in associate £</b>	<b>Other investments £</b>	<b>Totals £</b>
<b>Cost</b>			
At 1 April 2020	375,504	1,076,572	1,452,076
Additions	176,100	300,000	476,100
Disposals	(375,504)	-	(375,504)
Impairments	-	(300,000)	(300,000)
At 31 March 2021	176,100	1,076,572	1,252,672
<b>Net book value</b>			
At 31 March 2021	176,100	1,076,572	1,252,672
At 31 March 2020	375,504	1,076,572	1,452,076

**Interest in associate**

**Castlegate 721 Limited**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Property Investment

Class of shares	%
Ordinary	holding 50.00

On 1 April 2020, Grainmarket Properties Limited surrendered its stake in Castlegate 721 Limited, with the investment being written off to the Income Statement during the financial year.

**Slough JV LP**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Property Investment

Class of shares	%
N/A	holding 35.00

On 8 October 2020, the Limited Partnership was dissolved.

**Company**

	<b>Shares in group undertakings £</b>	<b>Interest in associate £</b>	<b>Listed investments £</b>	<b>Totals £</b>
<b>Cost</b>				
At 1 April 2020	180	373,976	1,077,134	1,451,290
Additions	-	176,100	300,000	476,100
Disposals	(80)	(373,976)	(562)	(374,618)
Impairments	-	-	(300,000)	(300,000)
At 31 March 2021	100	176,100	1,076,572	1,252,772
<b>Net book value</b>				
At 31 March 2021	100	176,100	1,076,572	1,252,772
At 31 March 2020	180	373,976	1,077,134	1,451,290

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021**

**9. Fixed asset investments - continued**

The Group or the Company's investments at the Balance Sheet date in the share capital of companies include the following:

**Subsidiaries**

**GPL (Holdings) 2014 Ltd**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Dormant

Class of shares:	%
Ordinary	holding 100.00

**Zomon Limited**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Dormant

Class of shares:	%
Ordinary	holding 100.00

**GPL 2014 Ltd**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Property Investment

Class of shares:	%
Ordinary	holding 100.00

**Zeena Ventures Limited**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Property Investment

Class of shares:	%
Ordinary	holding 97.12

**Jextor Limited**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Dormant

Class of shares:	%
Ordinary	holding 97.12

**Plymouth Investments Limited**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Dormant

Class of shares:	%
Ordinary	holding 100.00

**Bluecoats JV LP**

Registered office: Bridewell Gate, 9 Bridewell Place, London, EC4V 6AW

Nature of business: Property Development

Class of shares:	%
N/A	holding 100.00

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021**

**10. Investment property**

**Group**

	<b>Total £</b>
<b>Fair value</b>	
At 1 April 2020	107,701,594
Disposals	(268,588)
Revaluations	(1,559,503)
	<u>105,873,503</u>
At 31 March 2021	<u>105,873,503</u>
<b>Net book value</b>	
At 31 March 2021	<u>105,873,503</u>
At 31 March 2020	<u>107,701,594</u>

Fair value at 31 March 2021 is represented by:

	<b>£</b>
Valuation in 2021	(1,559,503)
Cost	<u>107,433,006</u>
	<u>105,873,503</u>

**Company**

	<b>Total £</b>
<b>Fair value</b>	
At 1 April 2020	694,476
Additions	13,600,000
Disposals	(268,588)
Revaluations	1,500,000
	<u>15,525,888</u>
At 31 March 2021	<u>15,525,888</u>
<b>Net book value</b>	
At 31 March 2021	<u>15,525,888</u>
At 31 March 2020	<u>694,476</u>

Fair value at 31 March 2021 is represented by:

	<b>£</b>
Valuation in 2021	1,500,000
Cost	<u>14,025,888</u>
	<u>15,525,888</u>

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021**

**10. Investment property - continued**

**Company**

The fair value of the investment property has been arrived at on the basis of a professional valuation. The valuers, Knight Frank LLP, are professionally qualified members of RICS. Fair value is determined by an appraisal of market value based evidence on which a willing buyer and seller would be prepared to settle.

If investment properties were stated on a historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2021 £	2020 £
Cost	14,294,476	694,476
Accumulated depreciation	(27,494)	(6,947)
Carrying amount	14,266,982	687,529

**11. Debtors**

	<b>Group</b>		<b>Company</b>	
	2021 £	2020 £	2021 £	2020 £
Amounts falling due within one year:				
Trade debtors	778,626	686,047	1,635	149,191
Amounts owed by group undertakings	-	-	-	11,741,151
Other debtors	1,288,757	1,204,922	694,130	1,184,928
Tax	967,586	1,596,389	-	-
VAT	-	-	42,660	-
Prepayments and accrued income	833,328	927,227	61,985	80,955
	<u>3,868,297</u>	<u>4,414,585</u>	<u>800,410</u>	<u>13,156,225</u>
Amounts falling due after more than one year:				
Other debtors	<u>470,827</u>	<u>548,611</u>	<u>-</u>	<u>-</u>
Aggregate amounts	<u>4,339,124</u>	<u>4,963,196</u>	<u>800,410</u>	<u>13,156,225</u>

**12. Current asset investments**

	<b>Group</b>		<b>Company</b>	
	2021 £	2020 £	2021 £	2020 £
Listed investments	<u>6,668,315</u>	<u>5,590,379</u>	<u>6,668,315</u>	<u>5,590,379</u>

**GRAINMARKET PROPERTIES LIMITED (REGISTERED NUMBER: 03054080)**

**Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021**

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

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	-	150,329	-	-
Trade creditors	272,859	175,383	42,036	70,829
Tax	769,170	790,460	-	-
Social security and other taxes	10,963	6,165	10,118	6,165
VAT	404,004	343,620	-	-
Other creditors	451,296	4,562,895	58,608	4,397,701
Accruals and deferred income	1,660,758	2,020,551	223,781	220,061
	<u>3,569,050</u>	<u>8,049,403</u>	<u>334,543</u>	<u>4,694,756</u>

**14. Creditors: amounts falling due after more than one year**

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans - 2-5 years	50,000	-	-	-
Bank loans more 5 yrs non-inst	54,189,019	54,189,019	-	-
Amounts owed to group undertakings	-	-	8,666,861	2,901,491
Other creditors	1,617,286	426,049	1,206,893	-
	<u>55,856,305</u>	<u>54,615,068</u>	<u>9,873,754</u>	<u>2,901,491</u>

Amounts falling due in more than five years:

	<b>Group</b>	
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>54,189,019</u>	<u>54,189,019</u>

**15. Leasing agreements**

Minimum lease payments fall due as follows:

<b>Group</b>	<b>Non-cancellable operating leases</b>	
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Within one year	5,060,138	5,547,550
Between one and five years	10,755,664	13,734,186
In more than five years	19,307,335	20,750,535
	<u>35,123,137</u>	<u>40,032,271</u>

**Lessor**

The Company and Group leased out all its investment properties under operating leases. Property rental income earned during the year was £601,333 for the Company and £5,060,138 for the Group (2020: £601,333 for the Company and £5,547,550 for the Group). Lease terms vary depending on the property use and lease length.



Notes to the Consolidated Financial Statements - continued  
for the year ended 31 March 2021

## 15. Leasing agreements - continued

## Company

	Non-cancellable operating leases	
	2021	2020
	£	£
Within one year	601,133	185,673
Between one and five years	2,404,532	510,029
In more than five years	14,200,122	-
	<u>17,205,787</u>	<u>695,702</u>

## 16. Called up share capital

	Group and company	
	2021	2020
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
4,024 A Ordinary shares of £1 each	4,024	4,024
50 B Ordinary shares of £1 each	50	50
10 C Ordinary shares of £1 each	10	10
50 D Ordinary shares of £1 each	50	50
4,134 Growth shares of £1 each	4,134	4,134
	<u>8,268</u>	<u>8,268</u>

The holders of 'B', 'D' and Growth shares may be entitled to a dividend on their shares at the option of 'A' and 'C' shareholders.

## 17. Related party disclosures

## Grainmarket Asset Management LLP

During the year, the group was charged management fees of £702,500 (2020: £824,508) from Grainmarket Asset Management LLP, an LLP in which M J Crader is the controlling partner. At the balance sheet date, the company was owed £335,907 (2020: £965,854) from Grainmarket Asset Management LLP.

## Chiswick JV LP

At the balance sheet date, the group owed £nil (2020: £1,532,986) to Chiswick JV LP, an LP which was controlled by M J Crader before being dissolved on 8 October 2020.

## Castlegate 721 Limited

During the year, the group received a dividend totalling £nil (2020: £6,514,030) from Castlegate 721 Limited, a company in which M J Crader has a controlling interest. At the balance sheet date, the company was owed £nil (2020: £1,987,460) from Castlegate 721 Limited.

All the above related party loan balances are repayable on demand.

## 18. Ultimate controlling party

The company and group is considered to be under the control of M J Crader, a director and majority shareholder throughout the period.