

Company Registration No. 03058930

Amsprop REAT Limited

Report and Unaudited Financial Statements

Year ended 30 June 2020



Amsprop REAT Limited

Report and unaudited financial statements 2020

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Amsprop REAT Limited

Report and unaudited financial statements 2020

Officers and professional advisers

Directors

Louise J Sugar
Andrew N Cohen
Daniel P Sugar
Simon Sugar
James Hughes
Claude M Littner
Michael E Ray
Roger G Adams (resigned 31 December 2020)

Secretary

Michael E Ray

Registered Office

Amshold House
Goldings Hill
Loughton
Essex
IG10 2RW

Bankers

Lloyds Bank plc
City Office
11-15 Monument Street
London
EC3V 9JA

Amsprop REAT Limited

Directors' report

The directors present their annual report and the unaudited financial statements for the year ended 30 June 2020.

Principal activities

The principal business of the Company is the acquisition of land and buildings for resale at a later date so as to maximise profit, together with the collection of rents there from.

Business review

The result for the year after taxation was a profit of £10,544,517 (2019: £55,946 loss). The profit and loss account for the year is shown on page 5.

Going concern

The directors have reviewed the current and projected financial position of the Company, making reasonable assumptions about future trading.

On the basis of this review, and after making due enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report and financial statements.

Financial risks

The directors considered the risks attached to the Company's financial instruments which principally comprise operating debtors and operating creditors and loans to and from other group companies. The directors have taken a prudent approach in their consideration of the various risks attached to the financial instruments of the Company. The Company's exposure to price risk, credit risk, liquidity risk and cash flow risk is not material for the assessment of assets, liabilities and the financial statements.

The director's policy on hedging is to hedge all financial risks where it is feasible and cost effective to do so. The Company had no hedged transactions during the year.

Dividends

The directors do not propose the payment of a dividend (2019: £nil)

Directors

The directors who held office throughout the year are listed on page 1.

Amsprop REAT Limited

Director's report (continued)

Directors' indemnities

The directors and officers of the Company use the indemnity insurance policy taken out by Amshold Group Limited, the ultimate parent company of the Group.

Approved by the Board and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'M. E. Ray'.

M. E. Ray

Director

24 February 2021

Amsprop REAT Limited

Directors' responsibilities statement

The directors are responsible for preparing the Annual 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 of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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 to 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.

Amsprop REAT Limited

Profit and loss account For the year ended 30 June 2020

	Notes	2020 £	2019 £
Turnover	2	108,196	201,409
Operating costs		1,822	(263,483)
Operating profit/(loss)		110,018	(62,074)
Profit on sale of investment		9,168,596	-
Investment income		1,180,000	-
Finance income	3	118,827	6,160
Finance costs		(91)	(32)
Profit/(Loss) on ordinary activities before taxation		10,577,350	(55,946)
Tax charge on profit on ordinary activities	4	(32,833)	-
Profit/(Loss) for the financial year		<u>10,544,517</u>	<u>(55,946)</u>

All activities derive from continuing operations.

As there are no other sources of comprehensive income other than the profit for the financial year, the Company has not included a consolidated statement of comprehensive income.

Amsprop REAT Limited

Balance sheet 30 June 2020

	Notes	2020 £	2019 £
Fixed assets			
Investments		2	100
		<u>2</u>	<u>100</u>
Current assets			
Property held for resale		3,062,186	27,602,258
Debtors	5	26,686,400	45,306,365
Cash at bank and in hand	6	55,773,607	2,688,905
		<u>85,522,193</u>	<u>75,597,528</u>
Creditors: amounts falling due within one year	7	<u>(33,624)</u>	<u>(653,574)</u>
Net current assets		85,488,569	74,943,954
Net assets		<u>85,488,571</u>	<u>74,944,054</u>
Capital and reserves			
Called up share capital	8	75,000,000	75,000,000
Profit and loss account		10,488,571	(55,946)
Shareholders' funds		<u>85,488,571</u>	<u>74,944,054</u>

The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the period in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The financial statements of Amsprop REAT Limited, registered number 12024607, were approved by the board of directors and authorised for issue on 24 February 2021. They were signed on its behalf by:



M. E. Ray
Director

Amsprop REAT Limited

Statement of changes in equity 30 June 2020

	Called up share capital	Profit and loss account	Shareholder's funds
	£	£	£
As at 30 June 2018	2	-	2
Called up share capital	74,999,998	-	74,999,998
Loss for the financial year	-	(55,946)	(55,946)
As at 30 June 2019	75,000,000	(55,946)	74,944,054
Profit for the financial year	-	10,544,517	10,544,517
As at 30 June 2020	75,000,000	10,488,571	85,488,571

Amsprop REAT Limited

Notes to the financial statements For the year ended 30 June 2020

1. Accounting policies

The particular accounting policies adopted by the directors are described below, and have been applied consistently in the current and preceding years.

General information and basis of accounting

Amsprop REAT Limited is a company incorporated in the United Kingdom with its registered office at Amshold House, Goldings Hill, Loughton, Essex, IG10 2RW.

The financial statements are prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The functional currency of the Company is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

Going concern

The financial statements are prepared on a going concern basis as discussed in the directors' report on page 2.

Investments

Investments are stated at cost less any provision for impairment in value.

Properties held for resale

Properties held as dealing stocks are included in the balance sheet at the lower of cost and net realisable value. Cost includes appropriate property purchase expenses.

Taxation

Current tax, including UK corporation and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to investment property is measured using the tax rates and allowances that apply to the sale of the asset.

The tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

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Notes to the financial statements For the year ended 30 June 2020

1. Accounting policies (continued)

Cash flows

As the Company is a wholly-owned subsidiary, the cash flows of the Company are included in the consolidated accounts of Amshold Group Limited which are publicly available (note 13). Consequently the Company is exempt under the provisions of Financial Reporting Standard 1 (Revised) – “Cash Flow Statements”, from publishing a separate cash flow statement.

2. Turnover

Turnover comprises rental income receivable by the Company and the value of property sales, service and management charges, all arising in the United Kingdom. Rent increases arising from rent reviews are taken into account when such reviews have been agreed with tenants. On new leases with rent free periods rental income is allocated evenly over the period from the date of lease commencement to the date of the first rental break or to the end of the lease. Where payments are received from customers in advance of services provided, the amounts are recorded as deferred income and included as part of creditors due within one year. All other turnover is recognised net of VAT as it is earned. Turnover can be analysed as follows:

	2020 £	2019 £
Rental income	98,991	151,840
Other income	9,205	49,569
	<u>108,196</u>	<u>201,409</u>

3. Finance income

	2020 £	2019 £
Bank interest	118,827	6,160
	<u>118,827</u>	<u>6,160</u>

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Notes to the financial statements For the year ended 30 June 2020

4. Tax charge on profit on ordinary activities

(i) Analysis of tax charge on (loss)/profit on ordinary activities:

	2020 £	2019 £
UK corporation tax at 19% (2019: 19%)	(32,833)	-
Total current tax charge	(32,833)	-
Total tax charge on profit on ordinary activities	(32,833)	-

(ii) Factors affecting tax charge for the current year

The standard rate of tax for the year, based on the UK standard rate of corporation tax is 19% (2019: 19%).
The actual tax charge for the current and the previous year differs from the standard rate for the reasons set out in the following reconciliation:

	2020 £	2019 £
Profit/(loss) on ordinary activities before tax	10,577,349	(55,946)
Tax (charge)/credit at 19% (2019: 19%)	(2,009,696)	10,630
Factors affecting charge:		
Income not taxable	1,966,233	-
Utilisation of tax losses	10,630	(10,630)
Total current tax charge for year	(32,833)	-

5. Debtors

	2020 £	2019 £
Trade debtors	-	48,667
Amounts owed from other group companies	26,654,965	45,037,034
Other taxation	10,339	195,947
Other debtors	2	2
Prepayments and accrued income	21,094	24,715
	26,686,400	45,306,365

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Notes to the financial statements For the year ended 30 June 2020

6. Cash at bank and in hand

	2020 £	2019 £
Company cash at bank and in hand	-	2,585,412
Tenant deposits	55,773,607	103,493
	<u>55,773,607</u>	<u>2,688,905</u>

7. Creditors: amounts falling due within one year

	2020 £	2018 £
Trade creditors	695	331,895
Corporation tax	32,833	-
Other taxation	20	13,781
Other creditors	76	203,220
Accruals and deferred income	-	104,678
	<u>33,624</u>	<u>653,574</u>

8. Called up share capital

	2020 £	2019 £
Authorised:		
75,000,000 ordinary shares of £1 each	75,000,000	75,000,000
Called up, allotted and fully paid:		
75,000,000 ordinary shares of £1 each	75,000,000	75,000,000

9. Ultimate parent company and controlling party

At 30 June 2020, the Company was indirectly wholly-owned by The Lord Sugar Family Trust.

The ultimate parent company is Amsprop Property Company Limited, a company incorporated in the United Kingdom.

10. Related party transactions

The Company has taken advantage of the exemption from related party disclosure in accordance with Paragraph 3(c) of Financial Reporting Standard No. 8.