

ACRE 469 LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2020

ACRE 469 LIMITED

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ACRE 469 LIMITED**BALANCE SHEET
AS AT 30 NOVEMBER 2020**

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	4	106,465	2,276
Investment property	5	20,540,000	38,990,000
		<u>20,646,465</u>	<u>38,992,276</u>
Current assets			
Debtors: amounts falling due after more than one year	6	194,800	193,767
Debtors: amounts falling due within one year	6	3,578,707	165,162
Cash at bank and in hand		8,159,236	754,502
		<u>11,932,743</u>	<u>1,113,431</u>
Creditors: amounts falling due within one year	7	(3,314,812)	(1,649,483)
Net current assets/(liabilities)		<u>8,617,931</u>	<u>(536,052)</u>
Total assets less current liabilities		<u>29,264,396</u>	<u>38,456,224</u>
Creditors: amounts falling due after more than one year	8	(5,488,495)	(5,752,586)
Provisions for liabilities			
Deferred tax		(229,932)	(2,302,672)
		<u>(229,932)</u>	<u>(2,302,672)</u>
Net assets		<u>23,545,969</u>	<u>30,400,966</u>
Capital and reserves			
Called up share capital	11	1,000	1,000
Share premium account		100,499	100,499
Fair value reserve		3,180,620	15,873,590
Profit and loss account		20,263,850	14,425,877
Total equity		<u>23,545,969</u>	<u>30,400,966</u>

ACRE 469 LIMITED

BALANCE SHEET (CONTINUED)
AS AT 30 NOVEMBER 2020

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 year in question in accordance with section 476 of the 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 within Part 15 of the Companies Act 2006 and in accordance with Section 1A of Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

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

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

J Singh
Director

Date: 18 August 2021

ACRE 469 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

1. General information

Acre 469 Limited is a private company limited by shares incorporated in England and Wales. The registered office is Palladium House, 1-4 Argyll Street, London, W1F 7LD.

The financial statements are presented in Sterling (£). Monetary amounts in the financial statements are rounded to the nearest £.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence and meet its liabilities as they fall due for the foreseeable future, being a period of at least twelve months from the date these financial statements were approved. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

The company utilised government grants and loans available as a result of the Covid-19 pandemic.

2.3 Reporting period

The prior reporting period in the financial statements is for the reduced period of 8 months from 1 April 2019 to 30 November 2019. The reduced period should be considered as information in these financial statements are not entirely comparable.

2.4 Turnover

Turnover represents rent receivable and is recognised when due. Turnover is shown net of VAT and other sales related taxes.

2.5 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Profit and Loss Account in the same period as the related expenditure.

2.6 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2. Accounting policies (continued)**2.7 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.8 Pensions**Defined contribution pension plan**

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

2.9 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.10 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to their size or incidence.

2.11 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

ACRE 469 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

2. Accounting policies (continued)

2.11 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Fixtures and fittings	-	25%	reducing balance
Computer equipment	-	25%	reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.12 Investment property

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

2.13 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.14 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

ACRE 469 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

2. Accounting policies (continued)

2.15 Financial instruments

The Company has elected to apply Sections 11 and 12 of FRS 102 in respect of financial instruments.

Financial assets and financial liabilities are recognised when the Company becomes party to the contractual provisions of the instrument.

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 Company after deducting all of its liabilities.

The Company's policies for its major classes of financial assets and financial liabilities are set out below.

Financial assets

Basic financial assets, including trade and other debtors, cash and bank balances, intercompany working capital balances, and intercompany financing are initially recognised at transaction price, 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 for a similar debt instrument. Financing transactions are those in which payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate.

Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

Financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans, loans from fellow group companies 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 for a similar debt instrument. Financing transactions are those in which payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate.

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

2. Accounting policies (continued)

Impairment of financial assets

Financial assets measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the profit and loss account.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between the asset's carrying amount and the best estimate of the amount the company would receive for the asset if it were to be sold at the reporting date.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If the financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

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

Derecognition of financial assets and financial liabilities

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

Offsetting of financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an 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.

3. Employees

The average monthly number of employees, including directors, during the year was 4 (2019 - 4).

ACRE 469 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

4. Tangible fixed assets

	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation			
At 1 December 2019	16,639	3,491	20,130
Additions	109,862	-	109,862
At 30 November 2020	126,501	3,491	129,992
Depreciation			
At 1 December 2019	14,881	2,973	17,854
Charge for the year on owned assets	5,544	129	5,673
At 30 November 2020	20,425	3,102	23,527
Net book value			
At 30 November 2020	106,076	389	106,465
At 30 November 2019	1,758	518	2,276

5. Investment property

	Freehold investment property £
Valuation	
At 1 December 2019	38,990,000
Disposals	(11,990,000)
Surplus on revaluation	(6,460,000)
At 30 November 2020	20,540,000

Investment property comprises rental properties and their fair value has been arrived at on the basis of a valuation carried out at the year end date by Chartered Surveyors, who are not connected with the company. The valuation was made on an open market basis by reference to market evidence of transaction prices for similar properties.

ACRE 469 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

6. Debtors

	2020 £	2019 £
Due after more than one year		
Other debtors	194,800	193,767
	<u>194,800</u>	<u>193,767</u>
	2020 £	2019 £
Due within one year		
Trade debtors	278,877	106,162
Other debtors	3,264,187	21,641
Prepayments and accrued income	35,643	37,359
	<u>3,578,707</u>	<u>165,162</u>

7. Creditors: Amounts falling due within one year

	2020 £	2019 £
Bank loans	304,425	284,124
Trade creditors	322,170	97,278
Corporation tax	1,058,402	254,962
Other taxation and social security	277,610	13,294
Other creditors	1,209,706	842,905
Accruals and deferred income	142,499	156,920
	<u>3,314,812</u>	<u>1,649,483</u>

ACRE 469 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

8. Creditors: Amounts falling due after more than one year

	2020 £	2019 £
Bank loans	5,488,495	5,752,586
	<u>5,488,495</u>	<u>5,752,586</u>

The bank loans are secured by fixed and floating charges over investment properties of the company and also by way of personal guarantees by the directors. The interest payable on the loans is charged at Base rate plus an interest margin of 2.30% per annum.

Also included within bank loans is an amount of £50,000 relating to a loan received during the year under the Bounce Back Loan Scheme (BBLs) to support businesses during the Covid-19 pandemic. The loan bears an interest charge of 2.5% per annum and includes a repayment holiday for a period of 12 months from the date on which the loan is drawn.

9. Deferred taxation

At the beginning of the year	2,302,672	1,080,286
Charged to profit or loss	(2,072,740)	1,222,386
	<u>229,932</u>	<u>2,302,672</u>

10. Fair value reserve

At the beginning of the year	15,873,590	14,518,092
Movement in year	(12,692,970)	1,355,498
	<u>3,180,620</u>	<u>15,873,590</u>

11. Share capital

	2020 £	2019 £
Allotted, called up and fully paid		
1,000 (2019 - 1,000) Ordinary shares of £1.00 each	<u>1,000</u>	<u>1,000</u>

ACRE 469 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

12. Related party transactions

Included within other debtors due after more than one year is an amount of £194,800 (2019 - £193,767) due from a related entity. The loan bears annual interest at a rate of 0.25% over the Base Rate.

Included within other creditors is an amount of £404,110 (2019 - £56,135) due to a company under common control. Also, included within other creditors due within one year is an amount of £554,632 (2019 - £559,048) due to a partnership in which the directors are partners. The loans are provided interest free and are unsecured. There are no formal terms and conditions regarding repayment of the loans.

Included within other debtors is an amount of £3,239,794 (2019 - £Nil) due from companies under common control. The loans are unsecured. There are no formal terms and conditions regarding repayment of the loans.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.