

Bridgwater Gateway Limited

Financial Statements for the Year Ended 31 December 2022

Maxwells
Chartered Accountants
and Statutory Auditor
4 King Square
Bridgwater
Somerset
TA6 3YF

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for the Year Ended 31 December 2022

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Bridgwater Gateway Limited

Company Information
for the Year Ended 31 December 2022

DIRECTORS:	E J Kaman W M Knoest J Van Der Valk
REGISTERED OFFICE:	Sedgemoor Auction Centre Market Way North Petherton Bridgwater Somerset TA6 6DF
REGISTERED NUMBER:	07042539 (England and Wales)
SENIOR STATUTORY AUDITOR:	Philip Littler FCA
AUDITORS:	Maxwells Chartered Accountants and Statutory Auditor 4 King Square Bridgwater Somerset TA6 3YF
BANKERS:	National Westminster Bank plc PO Box 2BA 69 Baker Street London W1U 6AT

Statement of Financial Position
31 December 2022

		31.12.22		31.12.21 as restated	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets	5		-		-
Investment property	6		<u>2,459,500</u>		<u>13,120,977</u>
			2,459,500		13,120,977
CURRENT ASSETS					
Stocks	7	4,565,980		-	
Debtors	8	7,922,226		7,586,302	
Cash at bank		<u>13,487,309</u>		<u>3,164,341</u>	
		25,975,515		10,750,643	
CREDITORS					
Amounts falling due within one year	9	<u>6,834,978</u>		<u>3,941,817</u>	
NET CURRENT ASSETS			<u>19,140,537</u>		<u>6,808,826</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			21,600,037		19,929,803
CREDITORS					
Amounts falling due after more than one year	10		(550,536)		(4,309,035)
ACCRUALS AND DEFERRED INCOME	13		<u>(318,420)</u>		<u>(293,471)</u>
NET ASSETS			<u>20,731,081</u>		<u>15,327,297</u>
CAPITAL AND RESERVES					
Called up share capital			116		116
Share premium			24,999,885		24,999,885
Investment property revaluation reserve			240,036		240,036
Retained earnings			<u>(4,508,956)</u>		<u>(9,912,740)</u>
SHAREHOLDERS' FUNDS			<u>20,731,081</u>		<u>15,327,297</u>

Statement of Financial Position - continued
31 December 2022

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 14 June 2023 and were signed on its behalf by:

E J Kaman - Director

Notes to the Financial Statements
for the Year Ended 31 December 2022

1. **STATUTORY INFORMATION**

Bridgwater Gateway 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.

The presentation currency of the financial statements is the Pound Sterling (£).

2. **STATEMENT OF COMPLIANCE**

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.

3. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Going concern

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

As at 31 December 2022, the company has net assets of £20,731,081 including a cash balance of £13,487,309.

The directors have prepared cash flow forecasts for a period of 12 months from the date of approval of these financial statements. Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment property comprises the first phase of development and land held for future development which is initially measured at cost and subsequently remeasured at fair value. Cost represents the purchase price of the land, infrastructure and any expenditure which is directly attributable to the construction of property. Fair value represents completed and let value of the completed development and management's valuation of the remaining land held for future development.

Land held for resale

The company holds land held for resale which is stated at the lower of cost and net realisable value. Cost represents the purchase price of land plus an appropriate allocation of infrastructure cost.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the 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 statement of financial position date.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

3. **ACCOUNTING POLICIES - continued**

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

Accounting estimates and judgements

The directors consider there to be no estimates or judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

4. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2021 - 3) .

5. **TANGIBLE FIXED ASSETS**

	Plant and machinery £	Computer equipment £	Totals £
COST			
At 1 January 2022 and 31 December 2022	<u>854</u>	<u>7,232</u>	<u>8,086</u>
DEPRECIATION			
At 1 January 2022 and 31 December 2022	<u>854</u>	<u>7,232</u>	<u>8,086</u>
NET BOOK VALUE			
At 31 December 2022	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2021	<u>-</u>	<u>-</u>	<u>-</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

6. **INVESTMENT PROPERTY**

	Total £
COST OR VALUATION	
At 1 January 2022	13,665,349
Additions	2,310,610
Reclassification/transfer	<u>(13,516,459)</u>
At 31 December 2022	<u>2,459,500</u>
DEPRECIATION	
At 1 January 2022	544,372
Reclassification/transfer	<u>(544,372)</u>
At 31 December 2022	<u>-</u>
NET BOOK VALUE	
At 31 December 2022	<u>2,459,500</u>
At 31 December 2021	<u>13,120,977</u>

Reclassification has taken place of land held for resale.

Investment property comprises the first phase of development and land held for future development.

The first phase of development was valued at £1,050,000 on a completed and let value basis on 30 October 2020 by Cushman & Wakefield, commercial real estate specialists.

Land held for future development was reviewed by management as at 31 December 2022 and there was no change in value from the previous year.

Cost or valuation at 31 December 2022 is represented by:

	£
Valuation in 2020	240,036
Cost	<u>2,219,464</u>
	<u>2,459,500</u>

7. **STOCKS**

	31.12.22	31.12.21 as restated
	£	£
Land held for resale	<u>4,565,980</u>	<u>-</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

8. **DEBTORS**

	31.12.22	31.12.21 as restated
	£	£
Amounts falling due within one year:		
Trade debtors	-	8,723
Other debtors	19,377	18,000
Prepayments and accrued income	<u>31,625</u>	<u>249,509</u>
	<u>51,002</u>	<u>276,232</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	<u>7,871,224</u>	<u>7,310,070</u>
Aggregate amounts	<u>7,922,226</u>	<u>7,586,302</u>

9. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.22	31.12.21 as restated
	£	£
Bank loans and overdrafts (see note 11)	20,790	578,845
Trade creditors	2,402	34,220
Amounts owed to group undertakings	4,539,039	-
VAT	2,201,578	547,233
Accruals and deferred income	<u>71,169</u>	<u>2,781,519</u>
	<u>6,834,978</u>	<u>3,941,817</u>

10. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.22	31.12.21 as restated
	£	£
Bank loans (see note 11)	540,724	-
Amounts owed to group undertakings	<u>9,812</u>	<u>4,309,035</u>
	<u>550,536</u>	<u>4,309,035</u>

11. **LOANS**

An analysis of the maturity of loans is given below:

	31.12.22	31.12.21 as restated
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<u>20,790</u>	<u>578,845</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

11. **LOANS - continued**

	31.12.22	31.12.21 as restated
	£	£
Amounts falling due between one and two years:		
Bank loans	<u>20,790</u>	<u>-</u>
Amounts falling due between two and five years:		
Bank loans	<u>519,934</u>	<u>-</u>

12. **SECURED DEBTS**

The following secured debts are included within creditors:

	31.12.22	31.12.21 as restated
	£	£
Bank loans	<u>561,514</u>	<u>578,845</u>

The current bank loans comprise two loans of 60 months as a result of a refinance on 27 February 2022. One loan is repayable by monthly instalments. The other loan amounting to £473,550 is repayable by a single instalment at the end of the term. The interest rate on both loans is 2.95% per annum over base rate.

The bank loans are secured by a legal charge over property at plot 1100 and a debenture over all assets of the company.

In addition, Bridgwater Gateway Industrial Limited has granted a guarantee for £577,500 to the company in respect of bank loans.

There is also a deed of subordination between the company and Bridgwater Gateway Industrial Limited in respect of monies owed to the company by Bridgwater Gateway Industrial Limited.

13. **ACCRUALS AND DEFERRED INCOME**

	31.12.22	31.12.21 as restated
	£	£
Amounts owed to group undertakings	<u>318,420</u>	<u>293,471</u>

Interest on the intercompany loan is accrued and adopted to the loan at the start of each financial year.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

14. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

The Report of the Auditors contained the following emphasis of matter paragraphs:-

This report refers to the financial statements for the year ended 31 December 2022 and it should be emphasised that in the prior accounting period the directors of the company took advantage of audit exemption under Section 477 of the Companies Act 2006 and therefore the comparative financial statements are unaudited.

It should also be emphasised that reclassification has been made to prior year financial statements in respect of revaluations with regards to the fair value measurement of property in accordance with FRS 102 Section 16 Investment Property.

As a result, prior year gains on the revaluation of investment property amounting to £240,036 have been adjusted in the Statement of Financial Position and Statement of Changes in Equity. In addition, certain notes to the financial statements have been amended and comparative figures have been restated.

Philip Littler FCA (Senior Statutory Auditor)
for and on behalf of Maxwells

15. RELATED PARTY DISCLOSURES

Gateway 24 BV

Ultimate parent company

On 29 September 2022 the intercompany loan and accrued interest was converted from British Pound Sterling to Euro which realised a foreign exchange gain of £53,656 on translation at the balance sheet date.

Interest on the loan is compounded at an annual rate of 7.0% (2021: 7.0%) and is adopted to the loan at the start of each financial year. Interest of £318,420 (2021: £293,471) has been accrued for the year ended 31 December 2022.

During the year, service fees amounting to £69,652 (2021: £48,783) were invoiced to the company.

	31.12.22	31.12.21 as restated
	£	£
Amount due to related party at the balance sheet date	<u>4,867,271</u>	<u>4,602,506</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

15. **RELATED PARTY DISCLOSURES - continued**

Bridgwater Gateway Industrial Limited

Fellow group undertaking

Interest on the intercompany loan is compounded at an annual rate of 7.0% (2021: 7.0%) and is adopted to the loan at the start of each financial year. Interest of £490,793 (2021: £458,685) has been accrued for the year ended 31 December 2022.

During the year, service fees amounting to £69,950 (2021: £84,739) were invoiced by the company.

	31.12.22	31.12.21
	£	as restated £
Amount due from related party at the balance sheet date	<u>7,871,224</u>	<u>7,310,070</u>

16. **POST BALANCE SHEET EVENTS**

Since the year end, the company has applied for full planning permission for 10 industrial units.

On 6 April 2023, the company repaid £7,700,000 of intercompany loan to Gateway 24 BV of which £4,539,039 related to loans payable by this company and £3,160,961 related to loans repaid on behalf of Bridgwater Gateway Industrial Limited.

17. **ULTIMATE CONTROLLING PARTY**

Gateway 24 BV (incorporated in the Netherlands) is regarded by the directors as being the company's ultimate parent company.

The controlling party are the shareholders in Gateway 24 BV.

The accounts of Gateway 24 BV can be obtained from the company's office at Nieuwe Plantage 58, 2611 XK Delft, The Netherlands.

18. **SHARE PREMIUM**

Share premium represents the amount subscribed for share capital in excess of the nominal value.

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.