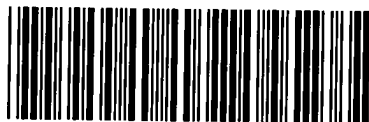


Company Registration No. 02815951 (England and Wales)

PAL PROPERTIES LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020

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PAL PROPERTIES LIMITED

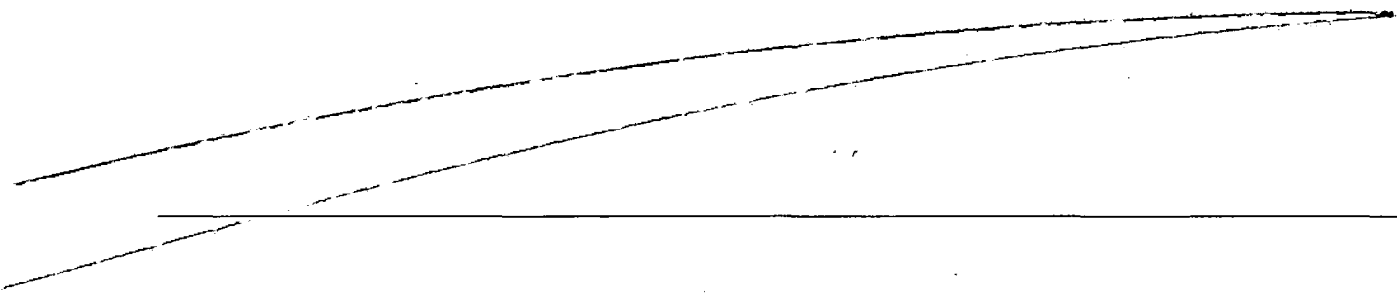
COMPANY INFORMATION

Directors	Mr Y C Lee Mr S T Lee Ms A S N Lim Mr K Y Yong
Secretary	Mrs D A Codling
Company number	02815951
Registered office	66 Prescott Street London E1 8NN
Auditor	PricewaterhouseCoopers CI LLP 37 Esplanade St Helier Jersey Channel Islands JE1 4XA

PAL PROPERTIES LIMITED

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PAL PROPERTIES LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 30 JUNE 2020

The directors present the strategic report for the year ended 30 June 2020.

Fair review of the business

In 1999 the company purchased the site in Chineham, Basingstoke, Hampshire and obtained planning permission to build 3 Office blocks totalling 750,000 square foot of space with 700 parking spaces for in excess of £6.5 million. Following the commercial property downturn in the years that followed planning permission for a change of use was applied for and rejected a number of times. With the commercial market on the M3 corridor still heavily depressed no further action was taken. In 2014 Basingstoke council issued a new local authority plan that included this site as a possible residential plot. Planning permission was granted in 2017 for the construction of 130 residential unit, 78 private residences and 52 are social housing plots split into 47 shared ownership and 5 rentals. All the rental plots were sold to Grainger PLC, the largest private landlord in the UK. The remaining 47 are sold to shared ownership buyers who purchase a minimum 40% of the plot with Grainger PLC purchasing the balance of that plot and thereafter charge a rent to those purchasers.

At the year end 95 units were sold and completed. As of the date of this report a further 15 plots were exchanged and completed with a further 11 plots being reserved or exchanged. There are 9 plots in the final stages of build completion and the site is expected to be complete on 15th November 2020.

In September 2019 the Project and Construction managers were replaced and due to Covid 19 the site was closed between March 27th and May 4th when contractors started slowly returning to site. Building suppliers were still closed, which in the early weeks of the return to work, caused a further delay in site completion from 30th June 2020. Full production started in earnest in early June thus causing a further slippage of projected Site practical completion to late Autumn 2020.

Thus Construction costs have increased from the original budget of £27.2m to £31.6m. Positively though site GDV has increased from £39.5m to £42.2M and Bank Loan finance was repaid in full on September 1st 2020.

Principal risks and uncertainties

At the date of this report there are 8 properties out of the 9 remaining that qualify under the 'Help to Buy' programme and therefore contracts on those must be entered into before the end of 2020 and completed by 31st March 2021. The Company is therefore confident that the remaining plots will be sold in Quarter 4 2020. However due regard should be considered to possible further 'lockdowns' due to Covid 19 in that time period and this could affect the finalisation of construction and buyer demand.

On behalf of the board



Mr K.Y. Yong

Director

26 November 2020

PAL PROPERTIES LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2020

The directors present their annual report and financial statements of Pal Properties Limited (the "company") for the year ended 30 June 2020.

Principal activities

The principal activity of the company in the year under review was that of property development for sale.

Dividends

No dividends will be distributed for the year ended 30 June 2020.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr Y C Lee

Mr S T Lee

Ms A S N Lim

Mr K Y Yong

Results and dividends

The results for the year are set out on page 6.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Independent Auditor

The auditors, PricewaterhouseCoopers CI LLP, have indicated their willingness to continue in office and a resolution concerning their re-appointment will be proposed at the Annual General Meeting.

Statement of directors' responsibilities

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 company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland") 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The directors confirm that they have complied with all the above requirements in preparing the financial statements.

PAL PROPERTIES LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

On behalf of the board



Mr K Y Yong

Director

Date: 26 November 2020

Independent auditors' report to the members of Pal Properties Limited

Report on the audit of the financial statements

Opinion

In our opinion, Pal Properties Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2020 and of its loss and cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 30 June 2020; the profit and loss account, the statement of comprehensive income, the statement of cash flows, the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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

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

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Strategic Report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the year ended 30 June 2020 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of the Directors' Responsibilities set out on page 2, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Ian Ross (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers CI LLP
Chartered Accountants and Statutory Auditors
Jersey, Channel Islands
27 November 2020

PAL PROPERTIES LIMITED**PROFIT AND LOSS ACCOUNT****FOR THE YEAR ENDED 30 JUNE 2020**

	Notes	2020 £	2019 £
Turnover	3	17,085,197	10,951,371
Cost of sales		(19,676,628)	(9,091,575)
Gross (loss)/profit		(2,591,431)	1,859,796
Administrative expenses		(332,789)	(426,828)
Operating (loss)/profit		(2,924,220)	1,432,968
Interest receivable and similar income		106	-
(Loss)/profit before taxation		(2,924,114)	1,432,968
Tax on (loss)/profit	5	-	-
(Loss)/profit for the financial year		(2,924,114)	1,432,968

The profit and loss account has been prepared on the basis that all operations are continuing operations.

The notes on pages 11 to 21 are an integral part of these financial statements.

PAL PROPERTIES LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2020

	2020 £	2019 £
(Loss)/profit for the year	(2,924,114)	1,432,968
Other comprehensive income	-	-
Total comprehensive income for the year	<u>(2,924,114)</u>	<u>1,432,968</u>

The notes on pages 11 to 21 are an integral part of these financial statements.

PAL PROPERTIES LIMITED

BALANCE SHEET

AS AT 30 JUNE 2020

	Notes	2020 £	£	2019 £	£
Fixed assets					
Tangible assets	6		1,146		1,146
Current assets					
Stocks	7	11,314,254		21,377,882	
Debtors	8	183,960		265,584	
Cash at bank and in hand		2,245,956		1,710,575	
		<u>13,744,170</u>		<u>23,354,041</u>	
Creditors: amounts falling due within one year	9	<u>(7,434,977)</u>		<u>(12,272,441)</u>	
Net current assets			<u>6,309,193</u>		<u>11,081,600</u>
Total assets less current liabilities			<u>6,310,339</u>		<u>11,082,746</u>
Creditors: amounts falling due after more than one year	10				<u>(11,439,920)</u>
Net assets/(liabilities)			<u>6,310,339</u>		<u>(357,174)</u>
Capital and reserves					
Called up share capital	12		2		2
Capital contribution reserve			9,591,627		
Profit and loss reserves			<u>(3,281,290)</u>		<u>(357,176)</u>
Total equity			<u>6,310,339</u>		<u>(357,174)</u>

The financial statements were approved by the board of directors and authorised for issue on 26 November 2020 and are signed on its behalf by:



Mr K Y Yong
Director

Company Registration No. 02815951

The notes on pages 11 to 21 are an integral part of these financial statements.

PAL PROPERTIES LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2020

	Notes	Share capital £	Capital contribution reserve £	Profit and loss reserves £	Total £
Balance at 1 July 2018		2	-	(1,790,144)	(1,790,142)
Year ended 30 June 2019:					
Profit for the year		-	-	1,432,968	1,432,968
Balance at 30 June 2019		2	-	(357,176)	(357,174)
Year ended 30 June 2020:					
Loss for the year		-	-	(2,924,114)	(2,924,114)
Transfers	18	-	9,591,627	-	9,591,627
Balance at 30 June 2020		2	9,591,627	(3,281,290)	6,310,339

The notes on pages 11 to 21 are an integral part of these financial statements.

PAL PROPERTIES LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2020

	Notes	2020 £	£	2019 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	18		6,757,711		(2,170,679)
Investing activities					
Interest received		106		-	
Net cash generated from/(used in) investing activities			106		-
Financing activities					
Repayment of bank loans		(6,222,436)		3,324,572	
Net cash (used in)/generated from financing activities		(6,222,436)		3,324,572	
Net increase in cash and cash equivalents			535,381		1,153,893
Cash and cash equivalents at beginning of year			1,710,575		556,682
Cash and cash equivalents at end of year			2,245,956		1,710,575

The notes on pages 11 to 21 are an integral part of these financial statements.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

1 Accounting policies

General information

Pal Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 66 Prescott Street, London, E1 8NN.

The principal activity of the company in the year under review was that of property development for sale.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

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 on a going concern basis under the historical cost convention. The principal accounting policies adopted are set out below and have been applied consistently to all years presented.

1.2 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 other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of the properties is recognised when the significant risks and rewards of ownership of the property have passed to the buyer (in this case, the completion of contracts), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

1 Accounting policies

1.3 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 on tangible fixed assets so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures, fittings & equipment	25% on reducing balance method
Computer equipment	33% on cost

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 credited or charged to profit or loss.

1.4 Stocks

Stocks is work in progress and finished properties, and includes all directly attributable costs incurred to develop the land and property.

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 condition.

General and specific borrowings costs directly attributable to the construction of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Such borrowing costs are capitalised in stocks when incurred. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

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

1.5 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.

1.6 Financial instruments

The company 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 company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with 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.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

1 Accounting policies

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.

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 profit or loss.

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

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company 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 company after deducting all of its liabilities.

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.

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 profit or loss.

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.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

1 Accounting policies

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 company 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 company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans and loans from fellow group 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.

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 designated 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.

Derecognition of financial liabilities

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

1.7 Equity instruments

Ordinary shares are classified as equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

1 Accounting policies

1.8 Provisions and contingencies

Provisions are recognised when the group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

Contingent liabilities are not recognised. Contingent liabilities arise as a result of past events when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the group's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is virtually certain.

1.9 Cost of Sales

Cost of Sales is recognised as and when the property is sold. The basis of the calculation is to allocate the proportion of total budgeted costs which includes future and incurred costs. The proportion is based on the square footage of the property over the total area of the plot. Costs to date will include the cost of land, and the construction cost of the properties sold to date but also, including future costs, which relate to common areas yet to be completed. Cost of sales is recognised in the statement of comprehensive income at the point of sale of the property and derecognised from Stocks.

1.10 Expenses recognition

Administrative costs are accounted for on an accruals basis.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

2 Judgements and key sources of estimation uncertainty

In the application of the company'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.

2.1 Critical estimates in applying the company's accounting policies

Carrying value of stocks

At the end of each reporting period stocks are assessed for impairment in assessing whether the carrying value of stocks is appropriate (see note 1.5).

If stock is impaired, it is reduced to its selling price less costs to complete and sell and an impairment charge is recognised in the profit and loss account. Where a reversal of the impairment is recognised the impairment charge is reversed, up to the original impairment loss, and is recognised as a credit in the profit and loss account.

Impairment of stock

Annually, the company considers whether stocks are impaired. Completed stocks may be impaired with reference to market conditions at the reporting date and recent market transactions. Stocks under construction may be impaired with reference to pre-sale agreements, yields applied against similar completed properties and current and projected market transactions.

2.2 Key accounting estimates and assumptions

The company makes estimates and assumptions concerning the reporting date and thereafter. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

Provisions

Provision is made for bonuses and contingencies. These provisions require management's best estimates of the costs that will be incurred based on contractual requirements. In addition, the timing of the cash flows used to establish net present value of obligations require management's judgement.

3 Turnover and other revenue

The total income for the year totalled £17,085,197, (2019: £10,951,371).

This is split between turnover of £17,085,091 and Other operating income of £106.

4 Auditor's remuneration

	2020	2019
Fees payable to the company's auditor and associates:	£	£
For audit services		
Audit of the financial statements of the company	29,185	21,422

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

5 Taxation

The actual charge for the year can be reconciled to the expected (credit)/charge for the year based on the profit or loss and the standard rate of tax as follows:

	2020 £	2019 £
(Loss)/profit before taxation	(2,924,114)	1,432,968
Expected tax (credit)/charge based on the standard rate of corporation tax in the UK of 19.00% (2019: 19.00%)	(555,582)	272,264
Tax effect of income not taxable in determining taxable profit	(64)	-
Unutilised tax losses carried forward	555,646	(272,220)
Depreciation on assets not qualifying for tax allowances	-	(44)
Taxation charge for the year	-	-

As at the balance sheet date, the company has total tax losses carried forward of £4,669,304 which provides a potential tax asset of £887,168. This has not been provided for due to the uncertainty of total future profits.

6 Tangible fixed assets

	Fixtures, fittings & equipment £	Computer equipment £	Total £
Cost			
At 1 July 2019 and 30 June 2020	31,480	104,908	136,388
Depreciation and impairment			
At 1 July 2019 and 30 June 2020	31,480	103,762	135,242
Carrying amount			
At 30 June 2020	-	1,146	1,146
At 30 June 2019	-	1,146	1,146

7 Stocks

	2020 £	2019 £
Work in progress	11,314,254	21,377,882

The total value of stock held at the year end is split between finished properties of £9,913,137 (2019: £13,242,009) and work in progress of £1,401,117 (2019: £8,135,873).

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

8 Debtors

	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	1,718	1,719
Other debtors	180,827	261,664
Prepayments and accrued income	1,415	2,201
	<u>183,960</u>	<u>265,584</u>

9 Creditors: amounts falling due within one year

	2020	2019
	£	£
	Notes	
Bank loans and overdrafts	10	-
Trade creditors	5,217,484	913,365
Amounts due to group undertakings	387,182	1,135,000
Other taxation	1,135,000	36,826
Other creditors	-	9,783,154
Accruals and deferred income	409,371	404,096
	<u>285,940</u>	<u>12,272,441</u>
	<u>7,434,977</u>	<u>12,272,441</u>

The amounts of £9,591,627 owed to Helmwall Holdings Limited and its subsidiaries were written off in full during the year.

Creditors due within one year include loans of £5.2m (2019: £11.4m previously due in more than 1 year) which are secured by fixed and floating charges over the land being developed by the company.

Other creditors includes an amount £217,731 (2019: £155,443) which is the bonus provision. The bonus provision has been calculated based on 20% of the sale proceeds in excess of £40,670,150 (2019: £40,670,150) This is to be paid after the completion of all unit sales and directly following the audited result of the construction project being published.

10 Creditors: amounts falling due after more than one year

	2020	2019
	£	£
	Notes	
Bank loans and overdrafts	10	-
	<u>-</u>	<u>11,439,920</u>

The loan is now due within 1 year and is now included in current liabilities see note 9.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

11 Loans and overdrafts

	2020 £	2019 £
Bank loans	5,217,484	11,439,920
Payable within one year	5,217,484	-
Payable after one year	-	11,439,920

The group has a loan with DBS Bank Limited owing at the year end of £5,217,484. The principal loan has a total drawdown available of £17,000,000 and has an interest rate of 2.2% plus 3 month LIBOR rate per annum, payable quarterly. The loan terminates on the 4th anniversary of the initial Utilisation date of 2nd June 2017.

12 Share capital

	2020 £	2019 £
Ordinary share capital Issued and fully paid 2 Ordinary shares of £1 each	2	2

13 Financial commitments, guarantees and contingent liabilities

As at 30 June 2020, there are material contracts outstanding relating to the completion of the development project amounting to £2,131,667 (2019: £5,416,851) and this includes £308,395 (2019: £1,247,370) for fees and contributions payable in relation to the s.106 Agreement with Basingstoke and Deane Borough Council and Hampshire Country Council that forms part of the planning consent obtained for the development project.

14 Contingent assets

The company has been provided a guarantee in respect of the Shared Ownership properties with Grainger Trust Limited ("the RP"). The guarantee states that during the period of 25 years from the date of the purchase by the end customer. The company is entitled to 50% of any stair casing payment paid by the end buyer under each shared ownership lease after actual completion of that lease less RP's costs of obtaining such payment or dealing with such payments. The company believes that the asset is probable therefore, the contingent asset has not been recognised as a receivable as at 30 June 2020. The company understands that currently if all Shared Ownership properties were sold to the end buyer, as at 30 June 2020, the estimated asset is £1,377,479 (2019: £1,508,675).

15 Events after the reporting date

Since the 30th June 2020 there have been material sales of completed plots on the development. There have been sales exchanged and reservations received for 26 plots, with total sales value of £9.55m.

Since the balance sheet date, the entire borrowings stated in note 11 were repaid to DBS Bank and the shareholder loans were repaid in full.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

16 Related party transactions

Transactions with related parties

The amounts due to and from group undertakings were written off in full across the group during the year. There is no inter-company debt remaining in the company or the group. Only shareholder loans remain.

The balances are now as per the below note.

Helmwall Limited
Fellow subsidiary

Amount due to Helmwall Limited at the balance sheet date £Nil (2019: £2,162,222).

Helmwall Holdings Limited
Parent company

Amount due to Helmwall Holdings Limited at the balance sheet date £Nil (2019: £7,292,875).

Helmwall Properties Limited
Fellow subsidiary

Amount due to Helmwall Properties Limited at the balance sheet date £Nil (2019: £2,700).

Lee Kim Tah Holdings Limited
Significant shareholder in parent company

Amount due to Lee Kim Tah Holdings Limited at the balance sheet date £1,035,000 (2019: £1,035,000).

Aurum Investments Pte Limited
Significant shareholder in parent company

Amount due to Aurum Investments (Pte) Limited at the balance sheet date £100,000 (2019: £100,000).

17 Ultimate controlling party

The company's immediate parent undertaking is Helmwall Holdings Limited by the virtue of 100% ownership of the shares. It has included the company in its group financial statements, copies of which are available from its registered office: 66 Prescott Street, London, E1 8NN.

In the directors' opinion, the company's parent companies are Aurum Investments Pte Limited and Lee Kim Tah Holdings Limited by virtue of their ownership of the shares of Helmwall Holdings Limited of 50% and 50% respectively and by their shareholder agreement dated 30 September 1997. Both these companies are incorporated in Singapore and their details are as follows:

Aurum Investments Pte Limited 217 Upper Bukit Timah Road, Woh Hup Building, Singapore

Lee Kim Tah Holdings Limited 20 Jalan Afifi, #07-01 Cisco Centre, Singapore 409179

There is no ultimate controlling party.

PAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

18 Capital Contribution Reserve

The amount £9,591,627 has been accredited to capital contributions based on the intercompany write offs seen in note 8.

19 Cash generated from/(absorbed by) operations

	2020 £	2019 £
(Loss)/profit for the year after tax	(2,924,114)	1,432,968
Adjustments for:		
Investment income	(106)	-
Depreciation and impairment of tangible fixed assets	-	177
Decrease in inter company balances	9,591,627	-
Movements in working capital:		
Decrease/(increase) in stocks	10,063,628	(3,810,016)
Decrease/(increase) in debtors	81,624	(110,456)
(Decrease)/increase in creditors	(10,054,948)	316,648
Cash generated from/(absorbed by) operations	<u>6,757,711</u>	<u>(2,170,679)</u>

20 Analysis of changes in net debt

	1 July 2019 £	Cash flows £	30 June 2020 £
Cash at bank and in hand	1,710,575	535,381	2,245,956
Borrowings excluding overdrafts	(11,439,920)	6,222,436	(5,217,484)
	<u>(9,729,345)</u>	<u>6,757,817</u>	<u>(2,971,528)</u>