

Diamond Corporation Limited

Annual Report and Unaudited Financial Statements
for the Year Ended 31 March 2021

Diamond Corporation Limited

Contents

Company Information	<u>1</u>
Balance Sheet	<u>2</u> to <u>3</u>
Notes to the Unaudited Financial Statements	<u>4</u> to <u>11</u>

Diamond Corporation Limited

Company Information

Directors	D Antoniou H Antoniou
Registered office	120 Cockfosters Road Barnet EN4 0DZ
Accountants	Thomas Alexander & Company Limited 590 Green Lanes London N13 5RY

Diamond Corporation Limited
(Registration number: 04397563)
Balance Sheet as at 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	<u>4</u>	155,029	16,364
Investment property	<u>5</u>	98,041,851	76,076,802
Investments	<u>6</u>	150	150
		<u>98,197,030</u>	<u>76,093,316</u>
Current assets			
Debtors	<u>7</u>	2,372,134	830,172
Cash at bank and in hand		<u>3,135,443</u>	<u>9,496,001</u>
		5,507,577	10,326,173
Creditors: Amounts falling due within one year	<u>8</u>	<u>(4,217,197)</u>	<u>(4,661,542)</u>
Net current assets		<u>1,290,380</u>	<u>5,664,631</u>
Total assets less current liabilities		99,487,410	81,757,947
Creditors: Amounts falling due after more than one year	<u>8</u>	<u>(46,782,018)</u>	<u>(37,079,687)</u>
Provisions for liabilities		<u>(6,350,698)</u>	<u>(5,112,918)</u>
Net assets		<u><u>46,354,694</u></u>	<u><u>39,565,342</u></u>
Capital and reserves			
Called up share capital	<u>9</u>	100	100
Fair value reserve		27,074,030	21,797,180
Profit and loss account		<u>19,280,564</u>	<u>17,768,062</u>
Total equity		<u><u>46,354,694</u></u>	<u><u>39,565,342</u></u>

For the financial year ending 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 20 December 2021 and signed on its behalf by:

Diamond Corporation Limited
(Registration number: 04397563)
Balance Sheet as at 31 March 2021

.....
D Antoniou
Director

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

1 General information

The company is a private company limited by share capital, incorporated in UK.

The address of its registered office is:
120 Cockfosters Road
Barnet
EN4 0DZ

These financial statements were authorised for issue by the Board on 20 December 2021.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Group accounts not prepared

The company has taken advantage of the exemption in section 399 of the Companies Act 2006 from the requirement to prepare consolidated financial statements on the grounds that it is a small sized group.

Revenue recognition

Turnover represents amounts derived from rents charged to tenants during the year, and is recognised at the date the rental period occurred. This is stated after trade discounts and other sales taxes.

Tax

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

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

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

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

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Fixtures & fittings	20% reducing balance
Motor vehicles	20% straight line
Office equipment	25% straight line
Plant & machinery	20% reducing balance

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Business combinations

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

Trade debtors

Trade debtors represent amounts due from tenants in respect of rents for the occupation of land and property.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 2 (2020 - 2).

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

4 Tangible assets

	Furniture, fittings and equipment £	Motor vehicles £	Other tangible assets £	Total £
Cost or valuation				
At 1 April 2020	18,867	18,535	-	37,402
Additions	141,049	-	49,542	190,591
At 31 March 2021	159,916	18,535	49,542	227,993
Depreciation				
At 1 April 2020	9,917	11,121	-	21,038
Charge for the year	38,311	3,707	9,908	51,926
At 31 March 2021	48,228	14,828	9,908	72,964
Carrying amount				
At 31 March 2021	111,688	3,707	39,634	155,029
At 31 March 2020	8,950	7,414	-	16,364

5 Investment properties

	2021 £
At 1 April	76,076,802
Additions	15,450,419
Fair value adjustments	6,514,630
At 31 March	98,041,851

The directors have revalued the investment properties based on the valuations of similar properties in the area as at the year end.

6 Investments

	2021 £	2020 £
Investments in subsidiaries	150	150

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

Subsidiaries	£
Cost or valuation	
At 1 April 2020	150
Provision	
Carrying amount	
At 31 March 2021	150
At 31 March 2020	150

Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
			2021	2020
Subsidiary undertakings				
Sapphire Corporation Ltd	120 Cockfosters Road, Barnet, EN4 0DZ UK	Ordinary shares	100%	100%
DiamondHousing Management Ltd	120 Cockfosters Road, Barnet, EN4 0DZ UK	Ordinary	100%	0%
DiamondProperty Portfolio Ltd	120 Cockfosters Road, Barnet, EN4 0DZ UK	Ordinary	100%	50%

The principal activity of Sapphire Corporation Ltd is property letting. The profit for the financial period ended 31 March 2021 of Sapphire Corporation Ltd was £23,782 and the aggregate amount of capital and reserves at the end of the period was £80,514.

The principal activity of Diamond Property Portfolio Ltd is property trading. The loss for the financial period ended 31 January 2021 of Diamond Property Portfolio Ltd was £10,734 and the aggregate amount of capital and reserves at the end of the period was (£48,971).

The principal activity of Diamond Housing Management Ltd is property management and letting. The loss for the financial period ended 31 March 2021 of Diamond Housing Management Ltd was £90,668 and the aggregate amount of capital and reserves at the end of the period was (£143,753).

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

7 Debtors

	Note	2021 £	2020 £
Trade debtors		94,996	127,575
Amounts owed by group undertakings and undertakings in which the company has a participating interest	<u>12</u>	837,844	527,121
Prepayments		255,942	68,858
Other debtors		1,183,352	106,618
		<u>2,372,134</u>	<u>830,172</u>

8 Creditors

Creditors: amounts falling due within one year

	Note	2021 £	2020 £
Due within one year			
Bank loans and overdrafts	<u>10</u>	1,183,728	838,947
Trade creditors		166,013	151,959
Taxation and social security		1,911	70
Accruals and deferred income		438,549	217,644
Other creditors		1,384,895	1,378,045
Directors loans		1,000,000	2,000,000
Corporation tax liability		42,101	74,877
		<u>4,217,197</u>	<u>4,661,542</u>

Creditors: amounts falling due after more than one year

	Note	2021 £	2020 £
Due after one year			
Loans and borrowings	<u>10</u>	46,782,018	37,079,687

	2021 £	2020 £
Due after more than five years		
After more than five years by instalments	6,900,336	8,876,998
After more than five years not by instalments	3,451,000	938,000
	<u>10,351,336</u>	<u>9,814,998</u>

Creditors include bank loans repayable by instalments of £6,900,336.00 (2020 - £8,876,998.00) due after more than five years.

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

Creditors include bank loans not repayable by instalments of £3,451,000.00 (2020 - £938,000.00) due after more than five years.

9 Share capital

Allotted, called up and fully paid shares

	2021		2020	
	No.	£	No.	£
Ordinary shares of £1 each	100	100	100	100

10 Loans and borrowings

	2021	2020
	£	£
Non-current loans and borrowings		
Bank borrowings	33,612,040	24,018,797
Directors loans	13,169,978	13,060,890
	<u>46,782,018</u>	<u>37,079,687</u>

	2021	2020
	£	£
Current loans and borrowings		
Bank borrowings	<u>1,183,728</u>	<u>838,947</u>

The bank borrowings are secured by way of fixed and floating charges over the assets of the company.

11 Dividends

	2021	2020
	£	£
Interim dividend of £40 (2020 - £40) per ordinary share	<u>4,000</u>	<u>4,000</u>

Diamond Corporation Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

12 Related party transactions

Included in debtors is an amount of £171,294 (2020: £42,550) owed to the company from Sapphire Corporation Ltd, a wholly owned subsidiary. Also included in debtors is an amount of £445,045 (2020: £410,032) owed to the company from Diamond Property Portfolio Ltd, a wholly owned subsidiary. Also included in other debtors is an amount of £221,205 (2020: £74,539) owed from Diamond Housing Management Ltd, a wholly owned subsidiary.

Included in other debtors is an amount of £61,227 (2020: £5,074) owed from Diamond Investment Management Ltd, a company under the control of D Antoniou, the director of the company. Also included in other debtors is an amount of £1,000,013 (2020: £632) owed from Antoniou Investments Ltd, a company with common shareholders.

Included in other creditors is an amount of £1,318,333 (2020: £1,318,324) owed to Diamond Capital London No 1 Ltd, a company under the control of D Antoniou, the director of the company.

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.