

PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED

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PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED

COMPANY INFORMATION

Directors	Mr M Amitai Mr B Ditkovsky (resigned 10 February 2022) Mr J Dunner (resigned 10 February 2022) Mr E Yelizarov (appointed 7 October 2020) Mr D Liberman (appointed 10 February 2022) Mr I Hanokh (appointed 10 February 2022)
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Registered number	11937518
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Registered office	16 Great Queen Street Covent Garden London WC2B 5AH
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Accountants	Blick Rothenberg Limited Chartered Accountants 16 Great Queen Street Covent Garden London WC2B 5AH
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PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED**BALANCE SHEET
AS AT 30 JUNE 2021**

	Note	2021 £	2020 £
Current assets			
Stocks		5,485,688	-
Debtors: amounts falling due within one year	4	60,634	947,487
Cash at bank and in hand		214,576	-
		<u>5,760,898</u>	<u>947,487</u>
Creditors: amounts falling due within one year	5	(5,531,925)	(951,143)
Net current assets/(liabilities)		228,973	(3,656)
Creditors: amounts falling due after more than one year	6	(159,413)	-
Net assets/(liabilities)		69,560	(3,656)
Capital and reserves			
Called up share capital	8	240	120
Profit and loss account		69,320	(3,776)
Total equity		69,560	(3,656)

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 and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The 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:

Mr M Amitai
Director

Date: 30 March 2022

The notes on pages 3 to 7 form part of these financial statements.

PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1. General information

Permitted Developments Investments No 12 Limited is a private company limited by shares and registered in England and Wales. The company's registered office is 16 Great Queen Street, Covent Garden, London, WC2B 5AH.

The financial statements are presented in Sterling (£).

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.

2.3 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.

2.4 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

2.5 Taxation

The tax expense for the year comprises current tax. Tax is recognised in the profit and loss account, 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.

Current tax is the amount of income tax payable in respect of taxable profit for the year or prior years.

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.

2.6 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

2. Accounting policies (continued)

2.7 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.

2.8 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

2.9 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, and bank loans, 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.

PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

2. Accounting policies (continued)

Financial instruments (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 (2020 - 4).

PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

4. Debtors

	2021 £	2020 £
Trade debtors	56,963	-
Amounts owed by group undertakings	120	-
Other debtors	1,574	947,487
Called up share capital not paid	120	-
Prepayments and accrued income	1,857	-
	<u>60,634</u>	<u>947,487</u>

5. Creditors: Amounts falling due within one year

	2021 £	2020 £
Bank loans	2,875,000	-
Other loans	1,919,131	-
Trade creditors	20,572	-
Corporation tax	18,613	-
Other taxation and social security	7,981	-
Other creditors	540,084	949,643
Accruals and deferred income	150,544	1,500
	<u>5,531,925</u>	<u>951,143</u>

Bank loans shown above are secured by way of a charge over the company's property held in stock.

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

	2021 £	2020 £
Other loans	<u>159,413</u>	<u>-</u>

PERMITTED DEVELOPMENTS INVESTMENTS NO 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

7. Loans

Analysis of the maturity of loans is given below:

	2021 £	2020 £
Amounts falling due within one year		
Bank loans	2,875,000	-
Other loans	1,919,131	-
	<u>4,794,131</u>	<u>-</u>
Amounts falling due 1-2 years		
Other loans	159,413	-
	<u>4,953,544</u>	<u>-</u>

8. Share capital

	2021 £	2020 £
Allotted, called up and fully paid		
120 (2020 - 40) Ordinary A shares of £1.00 each	120	40
120 (2020 - 40) Ordinary B shares of £1.00 each	120	40
Nil (2020 - 40) Ordinary C shares of £1.00 each	-	40
	<u>240</u>	<u>120</u>

On 7 October 2020, 40 Ordinary A shares and 40 Ordinary C shares were redesignated as Ordinary B shares. Additionally, on the same day 120 Ordinary A shares were allotted at par and fully paid for.

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.