

Registered number: 01020659

SUSSEX DEVELOPMENTS LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021



SUSSEX DEVELOPMENTS LIMITED

COMPANY INFORMATION

Directors	D P Woolf A T Woolf T A Woolf B P Richardson (appointed 2 March 2022)
Registered number	01020659
Registered office	Sandford House 10 Maynard Close Kings Road London SW6 2DB
Independent auditor	KPMG LLP Statutory Auditor & Chartered Accountants 15 Canada Square London E14 5GL

SUSSEX DEVELOPMENTS LIMITED

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SUSSEX DEVELOPMENTS LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The directors present their report and the financial statements for the year ended 31 December 2021.

Principal activity

The principal activity of Sussex Developments Limited (the "Company") during the year was that of property investment.

Review of the business and future developments

During the year the Company continued to manage its property investment.

In assessing the ongoing application of the going concern basis of preparation for these accounts the directors have considered the impact of the current economic climate. The Directors believe in their reasonable opinion, taking into account the quality of the underlying property asset that the Company has adequate resources to continue in operation for the foreseeable future and therefore continue to adopt the going concern basis of preparation for the financial statements (discussed further in note 2).

Results and dividends

The profit for the year, after taxation, amounted to £971,614 (2020 - loss £646,980).

The directors do not recommend the payment of a final dividend.

Directors

The directors who served during the year were:

D P Woolf
A T Woolf
T A Woolf

Director's Indemnity

Director's insurance cover has been established for all Directors to provide appropriate cover for their reasonable actions on behalf of the Company. The indemnities, which constitute a qualifying third-party indemnity provision as defined by section 234 of the Companies Act 2006, were in force during the 2021 financial year and remain in force as at the date of approving this report.

Political contributions

No political donations were made during the period.

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

SUSSEX DEVELOPMENTS LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021**

Auditor

The auditor, KPMG LLP, will be proposed for reappointment in accordance with section 487 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



B P Richardson
Director

Date: 30 September 2021

SUSSEX DEVELOPMENTS LIMITED

**STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT TO THE ANNUAL REPORT AND THE
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

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 financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable, relevant and reliable;
- state whether they have been prepared in accordance with applicable international accounting standards in conformity with the requirements of the Companies Act 2006;
- assess the Company's ability to continue as a going concern, disclosing as applicable matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or to have no realistic alternative but to do so.

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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SUSSEX DEVELOPMENTS LIMITED

Opinion

We have audited the financial statements of SUSSEX DEVELOPMENTS LIMITED ("the Company") for the year ended 31 December 2021, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2021 and of its profit or loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards applicable to smaller entities, including Section 1A of FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 2 to the financial statements. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Other matter

The financial statements of the company for the year ended 31 December 2020 were audited by another auditor who expressed an unmodified opinion on those statements on 20 September 2021

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

Fraud and breaches of laws and regulations - ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors and inspection of policy documentation as to the Company's high-level policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.
- Using analytical procedures to identify any usual or unexpected relationships.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SUSSEX DEVELOPMENTS LIMITED

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and taking into account possible pressures to meet targets, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries and the risk of bias in accounting estimates and judgements such as property valuations and impairment assumptions. On this audit we do not believe there is a fraud risk related to revenue recognition because there is not a complete fraud triangle.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual account pairings.
- Assessing significant accounting estimates for bias.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, through discussion with the directors and other management (as required by auditing standards), and from inspection of the Company's regulatory and legal correspondence and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation, taxation legislation, and pensions legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Company is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Directors' report

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006..

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SUSSEX DEVELOPMENTS LIMITED

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 3, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; 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; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

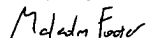
Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Malcolm Footer (Senior statutory Auditor)

For and on behalf of

KPMG LLP Statutory Auditor Chartered Accountants

15 Canada Square
London
E14 5GL

Date: 30 September 2022

SUSSEX DEVELOPMENTS LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	2021 £	2020 £
Turnover		698,611	700,000
Gross profit		698,611	700,000
Administrative expenses		(157,445)	(528,764)
Operating profit		541,166	171,236
Interest receivable and similar income	4	-	2,948
Interest payable and similar expenses	5	(166,662)	(219,120)
Revaluation of Investment property		875,000	-
Profit/(loss) before tax		1,249,504	(44,936)
Tax on profit/(loss)	6	(277,890)	(602,044)
Profit/(loss) for the financial year		971,614	(646,980)
Total comprehensive income for the year		971,614	(646,980)

The notes on pages 10 to 17 form part of these financial statements.

The profit for the period is derived from continuing operations.


SUSSEX DEVELOPMENTS LIMITED
REGISTERED NUMBER: 01020659

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Fixed assets			
Investment property	7	14,900,000	14,025,000
		<u>14,900,000</u>	<u>14,025,000</u>
Current assets			
Cash at bank and in hand		969,582	5,404,144
		<u>969,582</u>	<u>5,404,144</u>
Creditors: amounts falling due within one year	8	(1,208,715)	(971,858)
Net current (liabilities)/assets		<u>(239,133)</u>	<u>4,432,286</u>
Total assets less current liabilities		<u>14,660,867</u>	<u>18,457,286</u>
Creditors: amounts falling due after more than one year	9	(8,158,228)	(8,141,847)
Provisions for liabilities			
Deferred tax	11	(2,759,016)	(2,543,430)
		<u>(2,759,016)</u>	<u>(2,543,430)</u>
Net assets		<u><u>3,743,623</u></u>	<u><u>7,772,009</u></u>
Capital and reserves			
Called up share capital	12	20	20
Profit and loss account		3,743,603	7,771,989
		<u><u>3,743,623</u></u>	<u><u>7,772,009</u></u>

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


B P Richardson
 Director

Date: 30 September 2022

The notes on pages 10 to 17 form part of these financial statements.

SUSSEX DEVELOPMENTS LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2020	20	8,418,969	8,418,989
Loss for the year	-	(646,980)	(646,980)
At 1 January 2021	20	7,771,989	7,772,009
Profit for the year	-	971,614	971,614
Dividends	-	(5,000,000)	(5,000,000)
At 31 December 2021	20	3,743,603	3,743,623

The notes on pages 10 to 17 form part of these financial statements.

SUSSEX DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. General information

The Company is a private company limited by shares, incorporated and domiciled in the UK. The Company's registered address is Sandford House, Maynard Close, London, England, SW6 2DB. The company's registration number is 01020659.

The Company is exempt by virtue of S400 of the Companies Act 2006 from the requirement to prepare group financial statements. These financial statements present information about the Company as an individual undertaking and not about its group.

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 financial statements are prepared in sterling which is the functional currency of the Company and rounded to the nearest (£).

In these financial statements, the company is considered to be a small entity (for the purpose of this FRS) and has applied the exemptions available under Section 1A of FRS 102 in respect of the preparation of a statement of Cash Flows and related notes.

In these financial statements, the Company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the following exemptions available:

- Comparative period reconciliations for share capital, tangible assets and investment properties.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements:

2.2 Going concern

The Directors have been pleased by the performance of the Company in the period up to signing these accounts, with very strong rent collection in 2021 and the year to signing of these accounts despite the significant impact on the economy of the COVID-19 pandemic. The Company has met all of the financial covenants on its commercial property loans during 2021 and 2022.

The Directors have assessed cash flow forecasts up to 30 September 2023 and these show that the Company can meet its liabilities as they fall due and will retain significant cash liquidity throughout the period reviewed. Therefore the Company is considered to be a going concern.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

2.4 Interest income

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

SUSSEX DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.5 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.

2.6 Borrowing costs

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

2.7 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 reporting 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 reporting 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 reporting date.

2.8 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.9 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.

SUSSEX DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.10 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.11 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Directors and staff

The Company has no employees other than the directors, who did not receive any remuneration (2020 - £NIL).

The directors received remuneration from the Company of £145,630 (2020: £385,000). The Company did not employ any staff during the year (2020: nil).

The average monthly number of employees, excluding directors, during the year was 0 (2020 - 0).

4. Interest receivable

	2021 £	2020 £
From bank deposits	-	2,948
	<u>-</u>	<u>2,948</u>

5. Interest payable and similar expenses

	2021 £	2020 £
On commercial property loans	166,662	219,120
	<u>166,662</u>	<u>219,120</u>

SUSSEX DEVELOPMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

6. Taxation

	2021 £	2020 £
Corporation tax		
Current tax on profits for the year	62,304	(5,992)
	<u>62,304</u>	<u>(5,992)</u>
Total current tax	<u>62,304</u>	<u>(5,992)</u>
Deferred tax		
Origination and reversal of timing differences	(3,164)	-
On revaluation of investment property	218,750	608,036
Total deferred tax	<u>215,586</u>	<u>608,036</u>
Taxation on profit on ordinary activities	<u>277,890</u>	<u>602,044</u>

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2020 - *higher than*) the standard rate of corporation tax in the UK of 19% (2020 - 19%). The differences are explained below:

	2021 £	2020 £
Profit/(loss) on ordinary activities before tax	1,249,504	(44,936)
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2020 - 19%)	237,406	(8,538)
Effects of:		
Items not deductible for tax	7,147	2,546
Capital allowances for year in excess of depreciation	166,250	-
Non-taxable income	(166,250)	-
Movement in Deferred tax	(21,783)	608,036
Deferred tax rate change	55,120	-
Group relief claimed	(10,242)	-
Payment for group relief	10,242	-
Total tax charge for the year	<u>277,890</u>	<u>602,044</u>

SUSSEX DEVELOPMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

6. Taxation (continued)

Factors that may affect future tax charges

In the 2021 Finance Act it was confirmed that the UK tax rate will increase to 25% from 1 April 2023. This will have a consequential effect on the company's future tax charge. The deferred tax liability has been calculated based on the enacted rate of 25% from April 2023.

In the Budget on 23 September 2022, it was announced that the UK tax rate increase from 19% to 25% from 1 April 2023 will be cancelled. This will have a positive impact on the company's future tax charge and deferred tax balances when substantively enacted. As per the analysis above, the amount attributable to the tax rate change is £55,120.

7. Investment property

**Freehold
investment
property
£**

Valuation

At 1 January 2021

14,025,000

Surplus on revaluation

875,000

At 31 December 2021

14,900,000

The fair value of investment properties is the main area within the Financial Statements where there is significant estimation uncertainty, as property valuations are based on assumptions which may not prove to be accurate when the properties are disposed. The primary source of evidence for property valuations is recent, comparable market transactions on an arms' length basis having regard to whether the properties are let or unlet at the date of valuation.

The Company's investment properties are valued each year on the basis of Market Value by the Company's directors in accordance with the Royal Institution of Chartered Surveyors ('RICS') Valuation Professional Standards, taking into account of professional advice and third-party professional valuations where relevant.

In accordance with FRS 102 valuations are adjusted for recognition in the Statement of Financial Position for the impact of accrued income from lease incentives and the potential tax liability if the properties were sold is provided for in full.

The 2021 valuations were made by the directors, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2021 £	2020 £
Historic cost	1,032,347	1,032,347
	<u>1,032,347</u>	<u>1,032,347</u>

SUSSEX DEVELOPMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

8. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	-	5,853
Amounts owed to parent company	638,489	-
Corporation tax	36,423	-
Other creditors	363,954	352,891
Accruals and deferred income	169,849	613,114
	<u>1,208,715</u>	<u>971,858</u>

The amounts owed to the parent Company are unsecured, interest free and repayable on demand.

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

	2021 £	2020 £
Bank loans and overdrafts	8,158,228	8,141,847
	<u>8,158,228</u>	<u>8,141,847</u>

The above bank loan is secured by way of fixed and floating charges on the company's assets.

10. Loans

Analysis of the maturity of loans is given below:

	2021 £	2020 £
Amounts falling due 1-2 years		
Bank loans and overdrafts	8,158,228	8,141,847
	<u>8,158,228</u>	<u>8,141,847</u>
	<u>8,158,228</u>	<u>8,141,847</u>

In April 2022 the loan was refinanced. A new facility of £226,850,000 was entered into by the group and is secured on the assets of the Company and the assets of Romulus Securities Limited, Romulus Developments Limited, Romulus City Limited and Romulus Construction Limited. The loan matures in April 2031 and bears interest at a fixed rate of 3.41%.

The total loan is allocated amongst the five borrowers based on the relative values of their property security at the inception of the loan.

SUSSEX DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

11. Deferred taxation

	2021 £	2020 £
At beginning of year	(2,543,430)	(1,935,394)
Charged to profit or loss	(215,586)	(608,036)
At end of year	<u>(2,759,016)</u>	<u>(2,543,430)</u>

The provision for deferred taxation is made up as follows:

	2021 £	2020 £
Accelerated capital allowances	3,164	-
Unrealised gain on investment properties	(2,762,180)	(2,543,430)
	<u>(2,759,016)</u>	<u>(2,543,430)</u>

SUSSEX DEVELOPMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

12. Share capital

	2021 £	2020 £
Allotted, called up and fully paid		
60 (2020 - 60) Ordinary shares of £0.33 each	<u>20</u>	<u>20</u>

Holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

On 25 January 2021 the company allotted 18,000,000 bonus ordinary shares of £0.3333 each by way of capitalisation of part of the credit standing to a revaluation reserve. On 15 March 2021 the share capital of the company was reduced from £6,000,019.9998 divided into 18,000,060 ordinary shares of £0.3333 each, to £19.99998 divided into 60 ordinary shares of £0.3333 each, by cancelling the bonus shares. Holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

13. Related party transactions

The Company has taken advantage of the exemption under FRS 102, from disclosing transactions with other group companies.

14. Post balance sheet events

In April 2022 the loan was refinanced. A new facility of £226,850,000 was entered into by the group and is secured on the assets of the Company and the assets of Romulus Securities Limited, Romulus Developments Limited, Romulus City Limited and Romulus Construction Limited. The loan matures in April 2031 and bears interest at a fixed rate of 3.41%.

The total loan is allocated amongst the five borrowers based on the relative values of their property security at the inception of the loan.

In the Budget on 23 September 2022, it was announced that the UK tax rate increase from 19% to 25% from 1 April 2023 will be cancelled. This will have an impact on the company's future tax charge and deferred tax balances when substantively enacted.

15. Controlling party

The Company's ultimate parent undertaking is Romulus Holdings Limited, which is incorporated in England and Wales. Copies of the Holding Company's consolidated accounts are available from Sandford House, Maynard Close, London, England, SW6 2DB.