

Company Registration No. 01057385

**A. & J. Mucklow (Investments) Limited**

**Annual Report and Financial Statements**

**For the year ended 31 March 2021**



# **A. & J. Mucklow (Investments) Limited**

## **Annual report and financial statements for the year ended 31 March 2021**

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## **A. & J. Mucklow (Investments) Limited**

### **Annual report and financial statements for the year ended 31 March 2021**

#### **Company information**

##### **Directors**

Martin McGann  
Andrew Jones  
Valentine Beresford  
Mark Stirling

##### **Company Secretary**

Jadzia Duzniak

##### **Registered Office**

1 Curzon Street  
London  
W1J 5HB

##### **Auditor**

BDO LLP  
2 City Place  
Beehive Ring Road  
Gatwick  
West Sussex  
RH6 0PA

## **A. & J. Mucklow (Investments) Limited**

### **Directors' report**

The directors present their report with the audited financial statements for the year ended 31 March 2021. The comparative information presented within these financial statements relates to the period from 28 June 2019 to 31 March 2020.

The business activity and future development of the Company is discussed in the Strategic report on pages 4 to 5, along with the results and dividends.

### **Going concern**

The financial statements have been prepared on a going concern basis. Further information has been set out in note 1.

### **Directors**

The present directors of the Company all of whom served throughout the year and subsequently, unless otherwise stated, are as shown on page 1.

None of the directors have a service agreement with the Company and they are not entitled to any compensation on termination of appointment or sale of the Company by the LondonMetric Property Plc group ("the Group").

The Group has arranged insurance cover in respect of legal action against its directors, which include the directors of the Company.

### **Auditor and disclosure of information to the auditor**

BDO LLP have indicated their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

So far as each director is aware, there is no relevant audit information (that is, information needed by the Company's auditor in connection with preparing their report) of which the Company's auditor is unaware. Each director has taken all the steps that they ought to have taken in their duty as a director in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

On behalf of the Board



**Martin McGann**  
Director

21 July 2021

## **A. & J. Mucklow (Investments) Limited**

### **Directors' responsibilities statement**

The directors are responsible for preparing the annual report and 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 101 'Reduced Disclosure Framework'. 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 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 Financial Reporting Standard 101 Reduced Disclosure Framework has been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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.

## **A. & J. Mucklow (Investments) Limited**

### **Strategic report**

The directors submit their strategic report for the year ended 31 March 2021. The directors in preparing this strategic report have complied with section 414c of the Companies Act 2006.

#### **Business review and principal activities**

The principal activity of the Company is property investment. The directors do not anticipate any significant change in the principal activity in the foreseeable future.

The Company owns a portfolio of mixed use investment properties predominantly comprising of urban logistics, long income and convenience food retail assets.

During the year the Company sold a car showroom for £3.3 million, two urban logistics assets for £14.6 million, a long income asset let to Wickes for £5.0 million, an office building for £5.5 million and a retail asset for £1.3 million. All figures quoted are before selling costs and resulted in an overall profit on disposal of £0.5 million. The bulk of the proceeds were reinvested in two urban logistics assets acquired for £22.0 million, excluding acquisition costs.

On 16 September 2020, 51,650,300 £1 ordinary shares were issued at par.

The Company is a wholly owned subsidiary of LondonMetric Property Plc.

The Company is a guarantor under £400 million of revolving credit facilities and £660 million of private placements entered into by LondonMetric Property Plc.

#### **Subsequent events**

The Company exchanged contracts to sell two investment properties prior to the year end, one on 30 September 2020 for £3,400,000, the other on 17 March 2021 for £2,350,000. These sales completed on 18 June 2021 and 30 April 2021 respectively. As these sales completed after the year end they are both treated as post year end sales.

On 1 April 2021 the Company exchanged a contract on a further sale at £9,597,700. That sale is expected to complete on 29 September 2021.

#### **Results and dividends**

The results for the Company show a pre-tax profit of £34,863,435 (2019/20: profit £25,208,381) which includes gains of £19,406,319 (2019/20: £12,303,637) arising from the revaluation of investment properties. Dividends of £230,505,011 were paid during the year (2019/20: £nil). The Company has net assets of £194,097,709 (2019/20: £338,088,985), bank borrowings of £59,187,881 (2019/20: £59,171,665) and amounts owing to Group companies of £148,332,117 (2019/20: owing from £20,311,034).

#### **Principal risks and uncertainties**

The Company's operations expose it to a variety of risks. The principal risks that are potentially material to the Company and the policies for managing these risks are summarised below.

##### **Strategic risks**

- The Company's property portfolio is its largest asset and is exposed to market risk. The cyclical nature of the property market and impact of structural changes within the retail sector resulting from changes in shopping habits, may result in a fall in property values or cause assets to otherwise underperform against financial objectives. Performance also depends on general economic conditions which may be adversely affected by the trade agreements negotiated by the UK following its exit from the EU and the current Covid-19 pandemic. The Company mitigates market risk through its investment selection and continues to actively monitor market conditions, investment and tenant performance on an asset by asset basis.

##### **Financial risks**

- The Company may have insufficient resources to implement strategy and meet financial liabilities as they fall due. An appropriate mix of parent company funding and bank loan finance is maintained to counter this risk.

## **A. & J. Mucklow (Investments) Limited**

### **Strategic report (continued)**

#### **Principal risks and uncertainties (continued)**

- Failure to comply with covenants could cause a default and accelerate the repayment of the Company's bank loan. Appropriate cure rights are contained within the loan. Significant headroom is maintained within covenants and covenants are tested biannually. Headroom is taken into consideration in decision making.
- A counterparty may expose the Company to credit risk, the risk that it may default on its contractual obligations resulting in a financial loss. Potential tenants are evaluated for creditworthiness and cash deposits are placed with major banks.

#### **Asset management risks**

- The Company is at risk of tenant failure. It mitigates this risk through holding a diversified portfolio, managing tenant concentration and undertaking due diligence including reviewing trading performance.

#### **Key performance indicators ("KPIs")**

Given the straightforward nature of the business, the Company's directors are of the opinion that the KPIs relevant to understanding the development, performance and position of the business are profit before tax, net asset value and debt. The results are disclosed above.

#### **Financial management policy**

The Company uses fixed rate debt to manage its interest rate exposure.

#### **Creditor payment policy**

It is the Company's policy that suppliers are paid in accordance with those terms and conditions agreed between the Company and the supplier, provided that all terms and conditions have been complied with.

#### **Charitable and political donations**

The Company did not make any charitable or political donations during the year.

On behalf of the Board



**Martin McGann**

Director  
21 July 2021

## **A. & J. Mucklow (Investments) Limited**

### **Independent Auditor's Report to the members of A. & J. Mucklow (Investments) Limited**

#### **Opinion on the financial statements**

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of A. & J. Mucklow (Investments) Limited ("the Company") for the year ended 31 March 2021 which comprise the profit and loss account and statement of other comprehensive income, the balance sheet, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 *Reduced Disclosure Framework* (United Kingdom Generally Accepted Accounting Practice).

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's 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 remain independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The directors are responsible for the other information. The other information comprises the information included in the Annual Report and Financial Statements other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. 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 in this regard.



## **A. & J. Mucklow (Investments) Limited**

### **Independent Auditor's Report to the members of A. & J. Mucklow (Investments) Limited (continued)**

#### **Other Companies Act 2006 reporting**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us 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.

#### **Responsibilities of directors**

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors 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.

#### **Auditor's 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 auditor's 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.

#### **Extent to which the audit was capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We gained an understanding of the legal and regulatory framework applicable to the Company and the industry in which it operates, and considered the risk of acts by the Company that were contrary to applicable laws and regulations, including fraud.
- We considered the Company's compliance with laws and regulations that have a significant impact on the financial statements including, but not limited to, the Companies Act 2006, United Kingdom Accounting Standards and relevant tax legislation.

## **A. & J. Mucklow (Investments) Limited**

### **Independent Auditor's Report to the members of A. & J. Mucklow (Investments) Limited (continued)**

#### **Extent to which the audit was capable of detecting irregularities, including fraud (continued)**

- We designed audit procedures to identify instances of non-compliance with such laws and regulations. Our procedures included reviewing the financial statement disclosures and agreeing to underlying supporting documentation where necessary. We made enquiries of management as to the risks of non-compliance and any instances thereof.
- We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks related to posting inappropriate journal entries to manipulate financial results and management bias in accounting estimates. We tested a sample of manual journal entries based on risk criteria and we challenged management assumptions in relation to significant accounting estimates, particularly in respect of revenue recognition and the valuation of investment property.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at:

<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

#### **Use of our report**

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.

DocuSigned by:  
*Christopher Wingrave*  
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**Christopher Wingrave** (Senior Statutory Auditor)

For and on behalf of BDO LLP, Statutory Auditor

Gatwick, United Kingdom

21 July 2021

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

## A. & J. Mucklow (Investments) Limited

### Profit and loss account and statement of other comprehensive income Year ended 31 March 2021

|  | Notes | Year ended<br>31 March<br>2021<br>£ | Period ended<br>31 March<br>2020<br>£ |
|--|-------|-------------------------------------|---------------------------------------|
| Gross rental income  |       | 21,585,685                          | 16,513,475                            |
| Property operating expenses  |       | (2,812,805)                         | (1,967,785)                           |
| <b>Net rental income</b>   |       | <b>18,772,880</b>                   | <b>14,545,690</b>                     |
| Administration expenses  | 2     | (244,918)                           | (673,927)                             |
| Other operating income   |       | -                                   | 60,110                                |
| Profit on revaluation of investment property   | 7     | 19,406,319                          | 12,303,637                            |
| Profit on sale of investment property  |       | 517,758                             | 533,370                               |
| <b>Operating profit</b>  |       | <b>38,452,039</b>                   | <b>26,768,880</b>                     |
| Finance income   | 4     | -                                   | 74,692                                |
| Finance costs  | 5     | (3,588,604)                         | (1,635,191)                           |
| <b>Profit before tax</b>   |       | <b>34,863,435</b>                   | <b>25,208,381</b>                     |
| Tax  | 6     | -                                   | -                                     |
| <b>Profit after tax</b>  |       | <b>34,863,435</b>                   | <b>25,208,381</b>                     |
| <b>Other comprehensive loss:</b>   |       |                                     |                                       |
| Items that will not be classified subsequently to profit and loss:                             |       |                                     |                                       |
| Loss arising on owner-occupied property  |       | -                                   | (12,944)                              |
| <b>Total comprehensive income for the year/period attributable to the owners of the parent</b> |       | <b>34,863,435</b>                   | <b>25,195,437</b>                     |

All activities during the current year and prior period are derived from continuing operations.

The notes on pages 12 to 24 form part of these financial statements.

## A. & J. Mucklow (Investments) Limited

### Balance sheet As at 31 March 2021

|  | Notes | 31 March<br>2021<br>£ | 31 March<br>2020<br>£ |
|--|-------|-----------------------|-----------------------|
| <b>Non current assets</b>                    |       |                       |                       |
| Investment property                          | 7     | 381,820,000           | 380,410,000           |
| Property, plant and equipment                | 8     | 15,492                | 28,365                |
| Trade and other receivables                  | 9     | -                     | 60,660                |
| <b>Total non current assets</b>              |       | <b>381,835,492</b>    | <b>380,499,025</b>    |
| <b>Current assets</b>                        |       |                       |                       |
| Trade and other receivables                  | 10    | 1,144,368             | 22,314,077            |
| Assets held for sale                         | 11    | 15,350,000            | -                     |
| Cash and cash equivalents                    | 12    | 10,701,027            | 2,422,506             |
| <b>Total current assets</b>                  |       | <b>27,195,395</b>     | <b>24,736,583</b>     |
| <b>Total assets</b>                          |       | <b>409,030,887</b>    | <b>405,235,608</b>    |
| <b>Current liabilities</b>                   |       |                       |                       |
| Trade and other payables                     | 13    | (7,413,180)           | (7,974,958)           |
| <b>Total current liabilities</b>             |       | <b>(7,413,180)</b>    | <b>(7,974,958)</b>    |
| <b>Total assets less current liabilities</b> |       | <b>401,617,707</b>    | <b>397,260,650</b>    |
| <b>Non current liabilities</b>               |       |                       |                       |
| Borrowings                                   | 14    | (59,187,881)          | (59,171,665)          |
| Amounts owing to Group undertakings          | 15    | (148,332,117)         | -                     |
| <b>Total non current liabilities</b>         |       | <b>(207,519,998)</b>  | <b>(59,171,665)</b>   |
| <b>Total liabilities</b>                     |       | <b>(214,933,178)</b>  | <b>(67,146,623)</b>   |
| <b>Net assets</b>                            |       | <b>194,097,709</b>    | <b>338,088,985</b>    |
| <b>Equity</b>                                |       |                       |                       |
| Share capital                                | 16    | 51,650,400            | 100                   |
| Revaluation reserve                          | 17    | 440,656               | 440,656               |
| Retained earnings                            |       | 142,006,653           | 337,648,229           |
| <b>Total equity</b>                          |       | <b>194,097,709</b>    | <b>338,088,985</b>    |

The financial statements of A. & J. Mucklow (Investments) Limited (registered number 01057385) were approved by the Board of Directors and authorised for issue on 21 July 2021 and signed on its behalf by:

*Martin McGann*

**Martin McGann**  
Director

The notes on pages 12 to 24 form part of these financial statements.

## A. & J. Mucklow (Investments) Limited

### Statement of changes in equity Year ended 31 March 2021

|                         | Share<br>capital<br>£ | Revaluation<br>reserve<br>£ | Retained<br>earnings<br>£ | Total<br>equity<br>£ |
|-------------------------|-----------------------|-----------------------------|---------------------------|----------------------|
| At 1 April 2020         | 100                   | 440,656                     | 337,648,229               | 338,088,985          |
| Shares issued at par    | 51,650,300            | -                           | -                         | 51,650,300           |
| Profit for the year     | -                     | -                           | 34,863,435                | 34,863,435           |
| Dividends paid          | -                     | -                           | (230,505,011)             | (230,505,011)        |
| <b>At 31 March 2021</b> | <b>51,650,400</b>     | <b>440,656</b>              | <b>142,006,653</b>        | <b>194,097,709</b>   |

### Period ended 31 March 2020

|  | Share<br>capital<br>£ | Revaluation<br>reserve<br>£ | Retained<br>earnings<br>£ | Total<br>equity<br>£ |
|--|-----------------------|-----------------------------|---------------------------|----------------------|
| At 28 June 2019                        | 100                   | 453,600                     | 312,439,848               | 312,893,548          |
| Profit for the period                  | -                     | -                           | 25,208,381                | 25,208,381           |
| Other comprehensive loss in the period | -                     | (12,944)                    | -                         | (12,944)             |
| <b>At 31 March 2020</b>                | <b>100</b>            | <b>440,656</b>              | <b>337,648,229</b>        | <b>338,088,985</b>   |

The notes on pages 12 to 24 form part of these financial statements.

## **A. & J. Mucklow (Investments) Limited**

### **Notes to the financial statements Year ended 31 March 2021**

#### **1. Significant accounting policies**

##### **a) General information**

A. & J. Mucklow (Investments) Limited is a private limited company incorporated in England under the Companies Act. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the strategic report on pages 4 to 5.

##### **b) Statement of compliance**

The Company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. The financial statements have been prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to presentation of a cash-flow statement, financial instruments, standards not yet effective, impairment of assets and related party transactions.

Where relevant, equivalent disclosures have been given in the group accounts of LondonMetric Property Plc. The group accounts of LondonMetric Property Plc are available to the public and can be obtained as set out in note 20.

##### **c) Going concern**

The accounts have been prepared on a going concern basis. The Company is in a net current and net assets position and has, to date, experienced no significant impact from the Covid-19 pandemic with the majority of rents being collected from tenants as they fell due for payment. On the basis of their assessment of the Company's financial position and prospects, the Company's directors have a reasonable expectation that the Company will be able to continue as a going concern for at least the 12 month period following the approval of these financial statements and they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

##### **d) Basis of preparation**

The functional and presentational currency of the Company is sterling. The financial statements are prepared on the historical cost basis except that investment properties are stated at fair value.

The accounting policies have been applied consistently in all material respects except for the adoption of new and revised standards as noted below.

##### **Significant accounting estimates and judgements**

The preparation of financial statements in conformity with FRS101 requires directors to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

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.

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period. If the revision affects both current and future periods, the change is recognised over those periods.

## **A. & J. Mucklow (Investments) Limited**

### **Notes to the financial statements (continued)** **Year ended 31 March 2021**

#### **1. Significant accounting policies (continued)**

##### **d) Basis of preparation (continued)**

The accounting policies subject to significant judgements and estimates are as follows:

##### **Significant areas of estimation uncertainty**

###### **Property valuations**

The valuation of investment properties is a critical part of the Company's performance. The Company carries investment properties at fair value in the balance sheet and engages professionally qualified external valuers to undertake six monthly valuations.

The determination of the fair value of each property requires, to the extent applicable, the use of estimates and assumptions in relation to factors such as future lease income, lease incentives, current market rental yields, future development costs and the appropriate discount rate. In addition, to the extent possible, the valuers make reference to market evidence of transaction prices for similar properties.

The fair value of a development property is determined by using the 'residual method', which deducts all estimated costs necessary to complete the development, together with an allowance for development risk, profit and purchasers' costs, from the fair valuation of the completed property.

The Covid-19 pandemic has led to a heightened degree of uncertainty surrounding property valuations and some real estate markets have experienced lower transactional activity. At the 31 March 2020 valuation date, the valuers included a material uncertainty clause in their valuation report. At 31 March 2021 the valuers considered that there was adequate market evidence upon which to base opinions of value and have not included a material uncertainty clause in their valuation report.

###### **Significant transactions**

Some property transactions are large or complex and require judgements to be made on the appropriate accounting treatment. Complexities include conditionality inherent in transactions and other unusual terms and conditions. There is a risk that an inappropriate approach could lead to a misstatement in the financial statements.

##### **e) Property portfolio**

###### **i) Investment properties**

Investment properties are properties owned or leased by the Company which are held for long term rental income and for capital appreciation. Investment property may include property that is being constructed, developed or redeveloped for future use as an investment property. Investment property is initially recognised at cost, including related transaction costs. It is subsequently carried at each published balance sheet date at fair value on an open market basis as determined by professionally qualified independent external valuers. Changes in fair value are included in the profit and loss account. Where a property held for investment is appropriated to development property, it is transferred at fair value. A property ceases to be treated as a development property on practical completion.

In accordance with IAS 40 Investment Properties, no depreciation is provided in respect of investment properties.

## **A. & J. Mucklow (Investments) Limited**

### **Notes to the financial statements (continued)** **Year ended 31 March 2021**

#### **1. Significant accounting policies (continued)**

##### **e) Property portfolio (continued)**

##### **i) Investment properties (continued)**

Investment property is recognised as an asset when:

- it is probable that the future economic benefits that are associated with the investment property will flow to the Company; and
- the cost of the investment property can be measured reliably.

All costs directly associated with the purchase and construction of a development property are capitalised. Capital expenditure that is directly attributable to the redevelopment or refurbishment of investment property, up to the point of it being completed for its intended use, is included in the carrying value of the property.

##### **ii) Assets held for sale**

An asset is classified as held for sale if its carrying amount is expected to be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable, the asset is available for sale in its present condition and management are committed to the sale and expect it to complete within one year from the date of classification.

Assets classified as held for sale are measured at the lower of carrying amount and the fair value.

##### **iii) Tenant leases**

Rent receivable is recognised in the profit and loss account on a straight-line basis over the term of the lease. In the event that a lease incentive is granted to a lessee, such incentives are recognised as an asset, with the aggregate cost of the incentive recognised as a reduction in rental income on a straight-line basis over the term of the lease or to the first break option if earlier.

##### **iv) Net rental income**

Rental income from investment property leased out under an operating lease is recognised in the profit or loss on a straight line basis over the lease term.

Contingent rents, such as turnover rents, rent reviews and indexation, are recorded as income in the periods in which they are earned. Rent reviews are recognised when such reviews have been agreed with tenants.

Surrender premiums receivable are recognised on completion of the surrender.

Where a rent free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the earlier of the first break option or the lease termination date. Lease incentives and costs associated with entering into tenant leases are amortised over the period from the date of lease commencement to the earlier of the first break option or the lease termination date.

Property operating expenses are expensed as incurred and any property operating expenditure not recovered from tenants through service charges is charged to the profit and loss account.

##### **v) Profit and loss on sale of investment properties**

Profits and losses on sales of investment properties are recognised at the date of legal completion rather than exchange of contracts and calculated by reference to the carrying value at the previous period end valuation date, adjusted for subsequent capital expenditure.



## **A. & J. Mucklow (Investments) Limited**

### **Notes to the financial statements (continued)** **Year ended 31 March 2021**

#### **1. Significant accounting policies (continued)**

##### **e) Property portfolio (continued)**

##### **vi) Property, plant and equipment**

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at their revalued amounts, being the fair value at the date of revaluation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are performed with sufficient regularity such that the carrying amount does not differ materially from that which would be determined using fair values at the balance sheet date.

Any revaluation increase arising on the revaluation of such land and buildings is credited to the properties revaluation reserve through other comprehensive income, except to the extent that it reverses a revaluation decrease for the same asset previously recognised as an expense, in which case the increase is credited to profit and loss account. A decrease in carrying amount arising on the revaluation of such land and buildings is charged as an expense to the extent that it exceeds the balance, if any, held in the properties revaluation reserve relating to a previous revaluation of that asset.

Depreciation on revalued buildings is charged to the profit and loss account. On the subsequent sale or retirement of a revalued property, the attributable revaluation surplus remaining in the properties revaluation reserve is transferred directly to retained earnings.

Plant and equipment is stated at cost less accumulated depreciation, less any recognised impairment.

##### **f) Depreciation**

Depreciation is provided on buildings, motor vehicles and fixtures and fittings on a straight-line basis over the estimated useful lives of between two and twenty-five years. Investment properties are not depreciated.

##### **g) Share-based payments**

The cost of granting equity-settled share options and other share-based remuneration is recognised in the profit or loss account at their fair value at grant date. They are expensed straight-line over the vesting period, based on estimates of the shares or options that eventually vest. Options are valued using the Monte Carlo simulation model.

##### **h) Pension costs**

Contributions made to defined contribution plans are expensed when the contributions fall due.

##### **i) Financial assets and financial liabilities**

Financial assets and financial liabilities are recognised in the balance sheet when the Company becomes a party to the contractual terms of the instrument.

#### **Financial instruments under IFRS 9**

##### **i) Trade receivables**

Trade receivables are initially recognised at their transaction price and subsequently carried at amortised cost as the Company's business model is to collect the contractual cash flows due from tenants. An impairment provision is created based on lifetime expected credit losses, which reflect the Company's historical credit loss experience and an assessment of current and forecast economic conditions at the reporting date. The impact of Covid-19 has given rise to higher estimated probability of default for some occupiers.

## **A. & J. Mucklow (Investments) Limited**

### **Notes to the financial statements (continued)** **Year ended 31 March 2021**

#### **1. Significant accounting policies (continued)**

##### **i) Financial assets and financial liabilities (continued)**

##### **ii) Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks and other short term highly liquid investments with original maturities of three months or less, measured at amortised cost.

##### **iii) Trade and other payables**

Trade payables and other payables are initially measured at fair value, net of transaction costs and subsequently measured at amortised cost using the effective interest method.

##### **iv) Borrowings**

Borrowings are recognised initially at fair value less attributable transaction costs. Subsequently, borrowings are measured at amortised cost with any difference between the proceeds and redemption value being recognised in the profit and loss account over the term of the borrowing using the effective interest method.

##### **j) Finance costs and income**

Net finance costs include interest payable on borrowings, net of interest capitalised and finance costs amortised.

Interest is capitalised if it is directly attributable to the acquisition, construction or redevelopment of development properties from the start of the development work until practical completion of the property. Capitalised interest is calculated with reference to the actual interest rate payable on specific borrowings for the purposes of development or, for that part of the borrowings financed out of general funds, with reference to the parent Group's weighted average cost of borrowings.

Finance income includes interest receivable on funds invested at the effective rate and notional interest receivable on forward funded developments at the contractual rate.

##### **k) Tax**

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, together with any adjustment in respect of previous periods.

##### **l) Dividends**

Dividends on equity shares are recognised when they become legally payable.

#### **2. Administration expenses**

##### **Audit fees**

Fees attributable to the audit of the Company and fellow Group company, Penbrick Limited by BDO LLP were £32,000 and were borne by the Company. In the prior period the fees attributable to the audit of the Company and fellow Group companies, Penbrick Limited and A & J Mucklow Group Limited, by BDO LLP were £70,000 and were borne by the Company.

There were no non-audit fees payable by the Company to BDO LLP and its associates in the current year or prior period.

## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 3. Employees and directors

The average number of employees were as follows:

|                | Year ended<br>31 March<br>2021<br>Number | Period ended<br>31 March<br>2020<br>Number |
|----------------|--|--|
| Administration | -  | 3  |
| Property       | -  | 3  |
|                | <u>-</u>                                 | <u>6</u>                                   |

The aggregated payroll costs (including directors) were as follows:

|                       | Year ended<br>31 March<br>2021<br>£ | Period ended<br>31 March<br>2020<br>£ |
|-----------------------|-------------------------------------|---------------------------------------|
| Wages and salaries    | 34,118                              | 408,209                               |
| Share-based payment   | -                                   | 4,745                                 |
| Social security costs | 18,786                              | 48,822                                |
| Pension costs         | 31,055                              | 26,091                                |
|                       | <u>83,959</u>                       | <u>487,867</u>                        |

Staff transferred onto the LondonMetric Property Plc payroll in April 2020.

In the prior period the aggregate of remuneration and amounts receivable under long term incentive schemes of the highest paid director, David Wooldridge, was £46,739 and pension benefits consisting of pension contributions was £2,500 plus a salary supplement of £4,057. David Wooldridge resigned as a director on 30 August 2019. He was the only director paid through the Company.

The current directors received no remuneration in respect of their services to the Company during the current year or prior period. Messrs Jones and McGann are also directors of LondonMetric Property Plc, the Company's ultimate holding company, and their remuneration is disclosed in the financial statements of that company.

The aggregated directors' remuneration was as follows:

|   | Year ended<br>31 March<br>2021<br>£ | Period ended<br>31 March<br>2020<br>£ |
|---|-------------------------------------|---------------------------------------|
| Directors' emoluments   | -                                   | 50,795                                |
| Company contributions to defined contribution pension schemes | -                                   | 2,500                                 |
|   | <u>-</u>                            | <u>53,295</u>                         |

## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 3. Employees and directors (continued)

##### Pension arrangements

The Company operates defined contribution plans for qualifying permanent staff with payments invested with Standard Life Assurance Limited. Pension contributions (including for directors) paid in the year ended 31 March 2021 amounted to £31,055 (2019/20: £26,091).

#### 4. Finance income

|  | Year ended<br>31 March<br>2021<br>£ | Period ended<br>31 March<br>2020<br>£ |
|--|-------------------------------------|---------------------------------------|
| Interest receivable on intercompany loan balance | -                                   | 71,340                                |
| Bank interest receivable                         | -                                   | 3,352                                 |
|  | <u>-</u>                            | <u>74,692</u>                         |

#### 5. Finance costs

|   | Year ended<br>31 March<br>2021<br>£ | Period ended<br>31 March<br>2020<br>£ |
|---|-------------------------------------|---------------------------------------|
| Interest payable on bank loan                 | 2,088,200                           | 1,590,465                             |
| Amortisation of loan issue costs              | 83,506                              | 47,605                                |
| Interest capitalised                          | -                                   | (2,879)                               |
| Interest payable on intercompany loan balance | 1,416,898                           | -                                     |
|   | <u>3,588,604</u>                    | <u>1,635,191</u>                      |

#### 6. Tax

|   | Year ended<br>31 March<br>2021<br>£ | Period ended<br>31 March<br>2020<br>£ |
|---|-------------------------------------|---------------------------------------|
| <b>Current tax</b>                        |                                     |                                       |
| Current tax on profit for the year/period | -                                   | -                                     |
| <b>Total tax on ordinary activities</b>   | <u>-</u>                            | <u>-</u>                              |

## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 6. Tax (continued)

##### Factors affecting tax for the year/period

The tax charge differs from the standard rate of corporation tax in the UK. The differences are explained below:

|  | Year ended<br>31 March<br>2021<br>£ | Period ended<br>31 March<br>2020<br>£ |
|--|-------------------------------------|---------------------------------------|
| Profit on ordinary activities before tax   | 34,863,435                          | 25,208,381                            |
| Tax on profit on ordinary activities at the standard rate of corporation tax in the UK of 19% (2019/20: 19%) | 6,624,053                           | 4,789,592                             |
| Effects of:<br>REIT tax exemption  | (6,624,053)                         | (4,789,592)                           |
| <b>Total tax on ordinary activities</b>  | <b>-</b>                            | <b>-</b>                              |

##### Factors that may affect future tax charges

The Company is a member of a REIT group, as part of the LondonMetric Property Plc group. As a result, no UK corporation tax should be due on future income or capital gains in respect of investment properties within the REIT group.

#### 7. Investment property

Investment property consists of land and buildings held for rental income and capital growth, and land and properties held for or in the course of redevelopment.

|   | Freehold<br>£ | Long<br>Leasehold<br>£ | Total<br>£   |
|---|---------------|------------------------|--------------|
| At 1 April 2020   | 354,030,000   | 26,380,000             | 380,410,000  |
| Acquisitions  | 23,233,122    | -                      | 23,233,122   |
| Additions   | 939,910       | -                      | 939,910      |
| Disposals   | (22,658,697)  | (5,375,000)            | (28,033,697) |
| Transfer to assets held for sale                                | (5,750,000)   | (9,376,564)            | (15,126,564) |
| Revaluation movement  | 19,479,337    | (73,018)               | 19,406,319   |
|   | 369,273,672   | 11,555,418             | 380,829,090  |
| Tenant lease incentives, letting fees and accrued rental income | 1,146,328     | 68,018                 | 1,214,346    |
| Transfer to assets held for sale                                | -             | (223,436)              | (223,436)    |
| At 31 March 2021  | 370,420,000   | 11,400,000             | 381,820,000  |
| Property held at valuation                                      |               |                        |              |
| - cost  | 253,303,437   | 17,657,854             | 270,961,291  |
| - cumulative valuation gain/(deficit)                           | 117,116,563   | (6,257,854)            | 110,858,709  |
| At 31 March 2021  | 370,420,000   | 11,400,000             | 381,820,000  |

## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 7. Investment property (continued)

|  | Freehold<br>£      | Long<br>Leasehold<br>£ | Total<br>£         |
|--|--------------------|------------------------|--------------------|
| At 28 June 2019  | 340,867,168        | 29,865,000             | 370,732,168        |
| Acquisitions   | 6,000,000          | -                      | 6,000,000          |
| Additions  | 1,459,178          | -                      | 1,459,178          |
| Disposals  | (11,045,000)       | -                      | (11,045,000)       |
| Reclassification   | 4,470,000          | (4,470,000)            | -                  |
| Revaluation movement   | 11,442,302         | 861,335                | 12,303,637         |
|  | <u>353,193,648</u> | <u>26,256,335</u>      | <u>379,449,983</u> |
| Tenant lease incentives, letting fees and<br>accrued rental income | 836,352            | 123,665                | 960,017            |
|  | <u>354,030,000</u> | <u>26,380,000</u>      | <u>380,410,000</u> |
| At 31 March 2020   |                    |                        |                    |
| Property held at valuation   |                    |                        |                    |
| - cost   | 247,186,042        | 21,844,136             | 269,030,178        |
| - cumulative valuation gain  | 106,843,958        | 4,535,864              | 111,379,822        |
|  | <u>354,030,000</u> | <u>26,380,000</u>      | <u>380,410,000</u> |
| At 31 March 2020   |                    |                        |                    |

#### Valuation

At 31 March 2021, the Company's investment properties were externally valued by the Royal Institution of Chartered Surveyors (RICS) Registered Valuers of Cushman & Wakefield Debenham Tie Leung Limited ("Cushman & Wakefield") Chartered Surveyors, at £381,820,000 (31 March 2020: £380,410,000).

The valuation of property held for sale at 31 March 2021 was £15,350,000. This property is reflected within assets held for sale in current assets on the balance sheet. At the prior period end the balance was £3,250,000 and not considered material by the directors. The property was therefore reflected within investment property and not current assets on the balance sheet.

The valuation was prepared in accordance with the RICS Valuation – Professional Standards 2014 on the basis of fair value. Fair value represents the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. There has been no change in the valuation technique in the year. The total fees earned by Cushman & Wakefield from the Company represent less than 5% of their total UK revenues. Cushman & Wakefield have continuously been the signatory of valuations for the Company for more than five years.

Contractual obligations have been entered into amounting to £350,090 (31 March 2020: £nil) which have not been provided for in the financial statements.

Investment properties with a value of £166,665,000 (31 March 2020: £156,985,000) are subject to a security interest in respect of the bank loans provided to the Company.

## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 8. Property, plant and equipment

|                                   | Plant and<br>Vehicles<br>£ |
|-----------------------------------|----------------------------|
| Cost                              |                            |
| At 1 April 2020 and 31 March 2021 | 44,818                     |
| Depreciation                      |                            |
| At 1 April 2020                   | 16,453                     |
| Charge in period                  | 12,873                     |
| At 31 March 2021                  | 29,326                     |
| Net book value                    |                            |
| At 31 March 2020                  | 28,365                     |
| At 31 March 2021                  | 15,492                     |

|                                 | Owner-<br>occupied<br>property<br>£ | Plant and<br>vehicles<br>£ | Total<br>£  |
|---------------------------------|-------------------------------------|----------------------------|-------------|
| Cost                            |                                     |                            |             |
| At 28 June 2019                 | 1,272,831                           | 458,956                    | 1,731,787   |
| Additions                       | -                                   | -                          | -           |
| Transfer to investment property | (1,272,831)                         | -                          | (1,272,831) |
| Disposals                       | -                                   | (414,138)                  | (414,138)   |
| At 31 March 2020                | -                                   | 44,818                     | 44,818      |
| Depreciation                    |                                     |                            |             |
| At 28 June 2019                 | -                                   | 358,779                    | 358,779     |
| Charge in period                | -                                   | 8,007                      | 8,007       |
| On disposal                     | -                                   | (350,333)                  | (350,333)   |
| At 31 March 2020                | -                                   | 16,453                     | 16,453      |
| Net book value                  |                                     |                            |             |
| At 27 June 2019                 | 1,272,831                           | 100,177                    | 1,373,008   |
| At 31 March 2020                | -                                   | 28,365                     | 28,365      |

On 9 December 2019 the owner-occupied property was vacated and subsequently reclassified as an investment property.

## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 9. Non-current trade and other receivables

|               | 31 March<br>2021<br>£ | 31 March<br>2020<br>£ |
|---------------|-----------------------|-----------------------|
| Other debtors | -                     | 60,660                |

#### 10. Current trade and other receivables

|                                       | 31 March<br>2021<br>£ | 31 March<br>2020<br>£ |
|---------------------------------------|-----------------------|-----------------------|
| Trade receivables                     | 676,565               | 1,678,077             |
| Amounts owing from Group undertakings | -                     | 20,311,034            |
| Prepayments and accrued income        | 38,011                | 133,311               |
| Other receivables                     | 429,792               | 191,655               |
|                                       | <u>1,144,368</u>      | <u>22,314,077</u>     |

All amounts fall due for payment in less than one year.

Trade receivables comprise rental income which is due on contractual quarter days with no credit period. At 31 March 2021, trade receivables of £59,826 were overdue and considered at risk (31 March 2020: £nil). Based on the IFRS 9 expected credit loss model, an impairment provision of £231,922 (31 March 2020: £102,000) has also been made against trade receivables.

#### 11. Assets held for sale

The Company exchanged contracts to sell two investment properties prior to the year end, one on 30 September 2020 for £3,400,000, the other on 17 March 2021 for £2,350,000. These sales completed on 18 June 2021 and 30 April 2021 respectively.

On 1 April 2021 the Company exchanged on a further sale at £9,597,700. That sale is expected to complete on 29 September 2021.

#### 12. Cash and cash equivalents

Cash and cash equivalents include £4,985,540 (31 March 2020: £nil) retained in rent and restricted accounts which are not readily available to the Company for day to day commercial purposes.

#### 13. Trade and other payables

|  | 31 March<br>2021<br>£ | 31 March<br>2020<br>£ |
|--|-----------------------|-----------------------|
| Trade payables   | 1,409,023             | 1,425,538             |
| Amounts payable on property acquisitions and disposals | 248,374               | -                     |
| Rent received in advance                               | 4,212,908             | 4,450,236             |
| VAT payable  | 734,664               | 1,283,906             |
| Accrued interest                                       | 434,803               | 440,524               |
| Other payables   | -                     | 17,158                |
| Other accruals and deferred income                     | 373,408               | 357,596               |
|  | <u>7,413,180</u>      | <u>7,974,958</u>      |



## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 13. Trade and other payables (continued)

Trade payables are interest free and have settlement dates within one year. The directors consider that the carrying amount of trade and other payables approximates their fair value.

#### 14. Bank loans

|                           | 31 March<br>2021<br>£ | 31 March<br>2020<br>£ |
|---------------------------|-----------------------|-----------------------|
| Secured bank loans        | 60,000,000            | 60,000,000            |
| Unamortised finance costs | (812,119)             | (828,335)             |
|                           | <u>59,187,881</u>     | <u>59,171,665</u>     |

On 20 December 2016 the Company entered into a loan of £40,000,000 with Scottish Widows expiring on 22 December 2031. Interest at 3.51% is payable quarterly, with repayment of capital due at the end of the term. A £20,000,000 extension of the Scottish Widows loan was completed on 20 June 2018 at a fixed rate of interest of 3.425%. The facilities are secured against certain freehold and leasehold properties held by the Company and another Group subsidiary, Penbrick Limited, with a carrying value of £193,185,000 (31 March 2020: £181,170,000).

In addition to the principal payment noted above the Company is committed to the following future undiscounted interest payments of:

|                      | 31 March<br>2021<br>£ | 31 March<br>2020<br>£ |
|----------------------|-----------------------|-----------------------|
| Less than one year   | 2,088,200             | 2,092,044             |
| One to two years     | 2,088,200             | 2,092,044             |
| Two to five years    | 6,270,321             | 6,266,477             |
| More than five years | 11,968,533            | 14,189,294            |
|                      | <u>22,415,254</u>     | <u>24,639,859</u>     |

#### 15. Amounts owing to or from Group undertakings

Intercompany loans have no fixed repayment terms and are interest bearing at the LondonMetric Property Plc group's weighted average cost of debt. A & J Mucklow Group Limited has agreed that it will not demand repayment of the intercompany loan balance within the next twelve months.

#### 16. Share capital

|   | 31 March<br>2021  | 31 March<br>2020 |
|---|-------------------|------------------|
| <b>Number</b>                             |                   |                  |
| Ordinary shares of £1 each                | <u>51,650,400</u> | <u>100</u>       |
| <b>Allotted, called up and fully paid</b> |                   |                  |
| Ordinary shares of £1 each                | <u>51,650,400</u> | <u>100</u>       |

The Company has one class of ordinary shares, which carry no right to fixed income.

On 16 September 2020, 51,650,300 £1 ordinary shares were issued at par.

A dividend of £230,505,011 (£4.46 per share) was paid on 16 September 2020.

## A. & J. Mucklow (Investments) Limited

### Notes to the financial statements (continued) Year ended 31 March 2021

#### 17. Revaluation reserve

The revaluation reserve represents the revaluation surplus on the revaluation of the former owner-occupied property which was vacated and subsequently reclassified as an investment property on 9 December 2019. As this reserve is made up of unrealised profits and losses, it is not available for distribution to shareholders until realised through sale.

#### 18. Operating leases

##### The Company as lessor

The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

|                            | 31 March<br>2021<br>£ | 31 March<br>2020<br>£ |
|----------------------------|-----------------------|-----------------------|
| Less than one year         | 19,452,533            | 19,800,046            |
| Between one and five years | 55,736,603            | 53,213,205            |
| Greater than five years    | 45,801,020            | 46,391,008            |
|                            | <u>120,990,156</u>    | <u>119,404,259</u>    |

#### 19. Contingent liabilities

The Company has a £60 million credit facility from Scottish Widows secured against certain freehold and leasehold properties held by the Company and another Group subsidiary, Penbrick Limited. The Company, Penbrick Limited and A & J Mucklow Group Limited are guarantors for this facility.

The Company is a guarantor under £400 million of revolving credit facilities and £660 million of private placements entered into by LondonMetric Property Plc.

#### 20. Controlling party information

The Company's immediate parent company is A & J Mucklow Group Limited and the ultimate parent company is LondonMetric Property Plc. LondonMetric Property Plc is the parent of the smallest and largest group to prepare consolidated accounts that incorporate the Company. Copies of the consolidated accounts of LondonMetric Property Plc can be obtained from its registered office at 1 Curzon Street, London W1J 5HB and its website [www.londonmetric.com](http://www.londonmetric.com).

#### 21. Post balance sheet events

The Company exchanged contracts to sell two investment properties prior to the year end, one on 30 September 2020 for £3,400,000, the other on 17 March 2021 for £2,350,000. These sales completed on 18 June 2021 and 30 April 2021 respectively. As these sales completed after the year end they are both treated as post year end sales.

On 1 April 2021 the Company exchanged a contract on a further sale at £9,597,700. That sale is expected to complete on 29 September 2021.