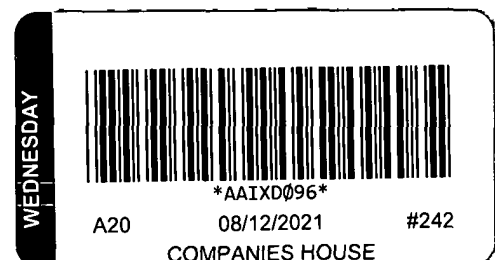

KROPIFKO PROPERTIES LIMITED

UNAUDITED
FINANCIAL STATEMENTS
INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 31 MARCH 2021



KROPIFKO PROPERTIES LIMITED
REGISTERED NUMBER: 03854710

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	4	54,189	-
Investments	5	2	2
Investment property	6	27,167,662	26,917,662
		<u>27,221,853</u>	<u>26,917,664</u>
Current assets			
Debtors: amounts falling due within one year	7	6,240,060	6,339,954
Cash at bank and in hand		916,602	412,351
		<u>7,156,662</u>	<u>6,752,305</u>
Creditors: amounts falling due within one year	8	(770,586)	(857,521)
Net current assets		<u>6,386,076</u>	<u>5,894,784</u>
Total assets less current liabilities		<u>33,607,929</u>	<u>32,812,448</u>
Creditors: amounts falling due after more than one year	9	(4,543,970)	(4,625,000)
Provisions for liabilities			
Deferred tax	12	(172,500)	(125,000)
		<u>(172,500)</u>	<u>(125,000)</u>
Net assets		<u><u>28,891,459</u></u>	<u><u>28,062,448</u></u>
Capital and reserves			
Called up share capital	13	2	2
Revaluation reserve		5,483,464	5,280,964
Profit and loss account		23,407,993	22,781,482
		<u><u>28,891,459</u></u>	<u><u>28,062,448</u></u>

KROPIFKO PROPERTIES LIMITED
REGISTERED NUMBER: 03854710

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 MARCH 2021

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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

adam kaye

A Kaye
Director

Date: 01/12/2021

The notes on pages 3 to 10 form part of these financial statements.

KROPIFKO PROPERTIES LIMITED

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

1. General information

The principal activity of the company is property investment.

The company is a private company limited by shares and is incorporated in England & Wales.

The Registered Office address is 1a Downshire Hill, London, NW3 1NR.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

Management has considered the consequences of COVID-19 and other events and conditions, and it has determined that they do not create a material uncertainty that casts significant doubt upon the entity's ability to continue as 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.

Turnover comprises rent receivable on investment properties.

Revenue is recognised in the period to which the rental income relates.

2.4 Interest income

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

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.

KROPIFKO PROPERTIES LIMITED

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

2. Accounting policies (continued)

2.6 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the Company in independently administered funds.

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 Statement of Financial Position 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 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

KROPIFKO PROPERTIES LIMITED

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

2. Accounting policies (continued)

2.8 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Motor vehicles	-	20% straight-line basis
Computer equipment	-	25% reducing balance basis

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.9 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.

2.10 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.11 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.

KROPIFKO PROPERTIES LIMITED

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

2. Accounting policies (continued)

2.12 Financial instruments

The Company enters into basic financial instruments and transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors.

(i) Financial assets

Basic financial assets, including trade and other debtors, and amounts due from related companies are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method. At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the Statement of Comprehensive Income.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade and other creditors and accruals, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate. The company does not currently apply hedge accounting for interest rate and foreign exchange derivatives.

KROPIFKO PROPERTIES LIMITED

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

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2020 - 3).

4. Tangible fixed assets

	Motor vehicles £	Computer equipment £	Total £
Cost or valuation			
Additions	65,500	2,386	67,886
At 31 March 2021	<u>65,500</u>	<u>2,386</u>	<u>67,886</u>
Depreciation			
Charge for the year on owned assets	13,100	597	13,697
At 31 March 2021	<u>13,100</u>	<u>597</u>	<u>13,697</u>
Net book value			
At 31 March 2021	<u>52,400</u>	<u>1,789</u>	<u>54,189</u>
At 31 March 2020	<u>-</u>	<u>-</u>	<u>-</u>

5. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 April 2020	2
At 31 March 2021	<u>2</u>

KROPIFKO PROPERTIES LIMITED

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

6. Investment property

	Freehold investment property £
Valuation	
At 1 April 2020	26,917,662
Surplus on revaluation	250,000
At 31 March 2021	27,167,662

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

7. Debtors

	2021 £	2020 £
Trade debtors	(16,547)	276,670
Amounts owed by group undertakings	3,169,443	2,974,443
Other debtors	2,890,237	3,048,992
Prepayments and accrued income	196,927	39,849
	6,240,060	6,339,954

8. Creditors: Amounts falling due within one year

	2021 £	2020 £
Bank loans	250,000	250,000
Trade creditors	123,010	140,503
Corporation tax	157,306	99,979
Other taxation and social security	79,282	56,678
Other creditors	47,027	4,080
Accruals and deferred income	113,961	306,281
	770,586	857,521

KROPIFKO PROPERTIES LIMITED

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

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

	2021 £	2020 £
Bank loans	4,500,000	4,625,000
Net obligations under finance leases and hire purchase contracts	43,970	-
	<u>4,543,970</u>	<u>4,625,000</u>

10. Loans

Analysis of the maturity of loans is given below:

	2021 £	2020 £
Amounts falling due within one year		
Bank loans	250,000	250,000
Amounts falling due 1-2 years		
Bank loans	4,500,000	250,000
Amounts falling due 2-5 years		
Bank loans	-	4,375,000
	<u>4,750,000</u>	<u>4,875,000</u>

11. Hire purchase and finance leases

Minimum lease payments under hire purchase fall due as follows:

	2021 £	2020 £
Within one year	6,457	-
Between 1-5 years	43,033	-
	<u>49,490</u>	<u>-</u>

KROPIFKO PROPERTIES LIMITED

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

12. Deferred taxation

	2021 £
At beginning of year	(125,000)
Charged to profit or loss	(47,500)
At end of year	(172,500)

The provision for deferred taxation is made up as follows:

	2021 £	2020 £
Accelerated capital allowances	(172,500)	(125,000)

13. Share capital

	2021 £	2020 £
Allotted, called up and fully paid		
2 (2020 - 2) Ordinary shares of £1.00 each	2	2

14. Related party transactions

Included within amounts owed by group undertakings is a balance of £3,169,443 (2020: £2,974,443) owed to a subsidiary of the company. The balance is interest free and repayable on demand.

Included within other debtors is a balance of £2,765,387 (2020: £2,739,542) owed to a company with common directors. The balance is interest free and repayable on demand.

Also included within other creditors is a balance of £20,362 (2020: £4,080) owed to a limited partnership in which some of the directors are limited partners. The balance is interest free and repayable on demand.