

Company Registration No. 04423099 (England and Wales)

ACRE 570 LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2020
PAGES FOR FILING WITH REGISTRAR

ACRE 570 LIMITED

COMPANY INFORMATION

Directors	D.W. Breger	
	J.S. Challis	
	N.S. Samani	(Appointed 23 November 2020)
	M.B. Davis	(Appointed 23 November 2020)
	A.K. Lester	(Appointed 23 November 2020)
	A. J. Bernstein	(Appointed 23 November 2020)

Secretary	J.S. Challis
------------------	--------------

Company number	04423099
-----------------------	----------

Registered office	Acre House 11-15 William Road London NW1 3ER United Kingdom
--------------------------	---

ACRE 570 LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 5

ACRE 570 LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2020

	Notes	2020 £	£	2019 £	£
Fixed assets					
Investment properties	3		1,075,000		964,741
Current assets					
Debtors	4	1,171		6,069	
Cash at bank and in hand		60,559		38,781	
		61,730		44,850	
Creditors: amounts falling due within one year	5	(564,668)		(562,218)	
Net current liabilities			(502,938)		(517,368)
Total assets less current liabilities			572,062		447,373
Creditors: amounts falling due after more than one year	6		(161,045)		(161,045)
Provisions for liabilities			(44,711)		(21,260)
Net assets			366,306		265,068
Capital and reserves					
Called up share capital	8		6		6
Other reserves			307,572		220,764
Profit and loss reserves			58,728		44,298
Total equity			366,306		265,068

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 September 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

ACRE 570 LIMITED

BALANCE SHEET (CONTINUED)

AS AT 30 SEPTEMBER 2020

The financial statements were approved by the board of directors and authorised for issue on 9 April 2021 and are signed on its behalf by:

J.S. Challis

Director

Company Registration No. 04423099

ACRE 570 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2020

1 Accounting policies

Company information

Acre 570 Limited is a private company limited by shares incorporated in England and Wales. The registered office is Acre House, 11-15 William Road, London, NW1 3ER, United Kingdom.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover represents the invoiced value of rents received.

1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The gain or loss on valuation is recognised in profit or loss and is subsequently transferred within equity to the "other reserves" together with the associated deferred tax. Other reserves is non distributable.

1.4 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand and deposits held at call with banks.

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

ACRE 570 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2020

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.7 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 6 (2019 - 2).

3 Investment property

	2020 £
Fair value	
At 1 October 2019	964,741
Revaluations	110,259
	<hr/>
At 30 September 2020	1,075,000
	<hr/>

The company's Investment property was subject to revaluation at open market value at the year end, carried out by the directors. The directors do not consider there to have been any material change in the value since that date.

4 Debtors

	2020 £	2019 £
Amounts falling due within one year:		
Prepayments and accrued income	1,171	6,069
	<hr/>	<hr/>

ACRE 570 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2020

5 Creditors: amounts falling due within one year

	2020	2019
	£	£
Corporation tax	3,385	1,899
Other creditors	557,199	557,199
Accruals and deferred income	4,084	3,120
	<u>564,668</u>	<u>562,218</u>

Included within Other creditors is £320,000 owed to the shareholders and close family members. Interest of 3.5% per annum is charged on the loan and repayable on demand. The loan has therefore been shown within Creditors: amounts falling due within one year. The shareholders however do not intend to demand payment of the loan for a period of at least 12 months from the balance sheet date.

6 Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Other creditors	161,045	161,045
	<u>161,045</u>	<u>161,045</u>

The loan is an interest rate only loan with an interest rate of 1.95% above the basis rate and is repayable in full in September 2029.

7 Provisions for liabilities

	2020	2019
	£	£
Deferred tax liabilities	44,711	21,260
	<u>44,711</u>	<u>21,260</u>

8 Called up share capital

	2020	2019
	£	£
Ordinary share capital Issued and fully paid 6 Ordinary shares of £1 each	6	6
	<u>6</u>	<u>6</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.