

SUNRAY ESTATES LIMITED
UNAUDITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

SUNRAY ESTATES LIMITED

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SUNRAY ESTATES LIMITED
REGISTERED NUMBER:05072854

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	5	-	-
Investment property	6	14,000,000	14,000,000
Fixed asset investments	7	276,380	276,380
		<u>14,276,380</u>	<u>14,276,380</u>
Current assets			
Debtors: amounts falling due within one year	8	1,516,516	1,224,912
Bank & cash balances		100	415,811
		<u>1,516,616</u>	<u>1,640,723</u>
Current liabilities			
Creditors: amounts falling due within one year	9	(165,648)	(296,598)
Net current assets		<u>1,350,968</u>	<u>1,344,125</u>
Total assets less current liabilities		<u>15,627,348</u>	<u>15,620,505</u>
Creditors: amounts falling due after more than one year	10	(6,000,000)	(6,000,000)
Provisions for liabilities			
Deferred tax	11	(1,802,563)	(1,369,642)
Net assets		<u>7,824,785</u>	<u>8,250,863</u>
Capital and reserves			
Called up share capital	12	102	102
Profit and loss account	13	7,824,683	8,250,761
		<u>7,824,785</u>	<u>8,250,863</u>

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.

SUNRAY ESTATES LIMITED
REGISTERED NUMBER:05072854

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

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.

SUNRAY ESTATES LIMITED
REGISTERED NUMBER:05072854

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

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 on 17 August 2022.

A Doron
Director

The notes on pages 4 to 10 form part of these financial statements.

SUNRAY ESTATES LIMITED

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

1. General information

Sunray Estates Limited is a limited liability company incorporated in England and Wales with its registered office at 5 Elstree Gate, Elstree Way, Borehamwood, Hertfordshire, WD6 1JD.

The principal activity of the company is that of property investment.

The functional and presentational currency of the company is £ sterling.

2. Accounting policies

2.1 Basis of preparation of financial statements

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

The following principal accounting policies have been applied:

2.2 Turnover

Turnover comprises rent and service charges receivable, exclusive of Value Added Tax.

Turnover is recognised in the period to which it relates.

2.3 Exemption from preparing consolidated financial statements

The company, and the Group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and Group are considered eligible for the exemption to prepare consolidated accounts.

2.4 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.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is provided on the following basis:

Plant & machinery	-	15%	straight line
Fixtures & fittings	-	15%	straight line

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.

SUNRAY ESTATES LIMITED

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

2. Accounting policies (continued)

2.5 Investment property

investment property is carried at fair value determined annually by the directors, and when deemed appropriate 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.

2.6 Investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.7 Debtors

Short term debtors are measured at the transaction price, less any impairment.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions.

2.9 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

2.10 Creditors

Short term creditors are measured at the transaction price.

2.11 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.12 Dividends

Equity dividends are recognised when they become legally payable.

SUNRAY ESTATES LIMITED

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

2. Accounting policies (continued)

2.13 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.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

3. Employees

The directors were the only employees of the company during the current and preceding year.

4. Taxation

	2021 £	2020 £
Corporation tax		
Current tax on profits for the year	89,190	83,490
Deferred tax		
Origination and reversal of timing differences	432,921	374
Taxation on profit on ordinary activities	<u>522,111</u>	<u>83,864</u>

SUNRAY ESTATES LIMITED

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

4. Taxation (continued)

Factors affecting tax charge for the year

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

	2021 £	2020 £
Profit on ordinary activities before tax	<u>471,033</u>	<u>807,652</u>
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 19% (2020 - 19%)	89,496	153,454
Effects of:		
Excess of capital allowances over depreciation	(306)	(374)
Exempt profit on disposal of investment	-	(69,590)
Deferred taxation	<u>432,921</u>	<u>374</u>
Total tax charge for the year	<u><u>522,111</u></u>	<u><u>83,864</u></u>

5. Tangible fixed assets

	Plant & machinery £	Fixtures & fittings £	Total £
Cost			
At 1 January 2021	7,761	61,455	69,216
At 31 December 2021	<u>7,761</u>	<u>61,455</u>	<u>69,216</u>
Depreciation			
At 1 January 2021	7,761	61,455	69,216
At 31 December 2021	<u>7,761</u>	<u>61,455</u>	<u>69,216</u>
Net book value			
At 31 December 2021	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2020	<u>-</u>	<u>-</u>	<u>-</u>

SUNRAY ESTATES LIMITED

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

6. Investment property

	Freehold investment property £
Valuation	
At 1 January 2021	14,000,000
At 31 December 2021	<u>14,000,000</u>

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

7. Fixed asset investments

	Investment in subsidiary company £
Cost	
At 1 January 2021	276,380
At 31 December 2021	<u>276,380</u>
Net book value	
At 31 December 2021	<u><u>276,380</u></u>
At 31 December 2020	<u><u>276,380</u></u>

8. Debtors

	2021 £	2020 £
Trade debtors	2,300	-
Amounts owed by group undertaking	869,908	862,085
Other debtors	644,308	362,827
	<u><u>1,516,516</u></u>	<u><u>1,224,912</u></u>

SUNRAY ESTATES LIMITED

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

9. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	-	1,650
Taxation and social security	89,102	83,402
Other creditors	1,650	136,650
Accruals and deferred income	74,896	74,896
	<u>165,648</u>	<u>296,598</u>

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

	2021 £	2020 £
Bank loans	<u>6,000,000</u>	<u>6,000,000</u>

The company's loan facility is secured by a debenture and first charge on the Company's investment property.

11. Deferred taxation

	2021 £	2020 £
At beginning of year	1,369,642	1,369,268
Charged to profit or loss	432,921	374
At end of year	<u>1,802,563</u>	<u>1,369,642</u>

The provision for deferred taxation is made up as follows:

	2021 £	2020 £
Accelerated capital allowances	79,851	60,381
Fair value adjustments	1,722,712	1,309,261
	<u>1,802,563</u>	<u>1,369,642</u>

SUNRAY ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
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12. Share capital

	2021 £	2020 £
Allotted, called up and fully paid		
102 (2020 - 102) Ordinary shares of £1 each	<u>102</u>	<u>102</u>

13. Reserves

Profit & loss account

Included in profit and loss reserves at the balance sheet date are non-distributable fair value adjustments net of deferred tax amounting to £7,061,632 (2020 - £7,475,083).

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.