

Company registration number 12122046 (England and Wales)

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

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CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

COMPANY INFORMATION

Directors	Mr M G Holt Mr C J H Old Mr T C E Hesp Mr G M W Holt
Company number	12122046
Registered office	Charter House 3a Felgate Mews London United Kingdom W8 0LY
Auditor	Azets Audit Services 24 Park Road South Havant Hampshire United Kingdom PO9 1HB

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

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CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

STRATEGIC REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The directors present the strategic report for the year ended 31 March 2023.

Review of the business

The principal activities of the company during the financial year included the acquisition & asset management of UK land and property in both the commercial & residential markets.

The directors consider the results for the financial year satisfactory, with management fee income of £906,573 (2022: £683,482) and rental income after funding costs of £618,035 over the period.

Principal risks and uncertainties

Due to the nature of the composition of group accounts it is not possible to make direct comparisons for proceeding years. However, the directors constantly review various risk factors associated with each property and mitigate risk through use of group companies.

The business continues to experience delays due to the planning system & supply chain issues. A year on we have gained insight into which Local Authorities are experiencing slippage and altering business plans accordingly to minimise risk.

The BOE increased rates from 0.75% to 4.25% (+ 560%) during the financial year. Whilst inflation has eased, we anticipate the sharp increases continue to exert pressure on asset values. The directors continue to focus on acquisitions in undersupplied markets, where stronger rental growth has offset increased funding costs.

Key performance indicators

The directors consider the key performance indicators to be:

Gross profit - £1,546,869 (2022 £3,901,969)

Operating profit - £1,837,983 (2022 £23,603,112)

The directors are satisfied with the results for their key performance indicators.

Future Plans

The group continues to work with to find new opportunities to acquire, timing divestment in accordance with the business plan of each entity.

On behalf of the board



Mr C J H Old
Director

Date: 20/12/23

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2023

The directors present their annual report and financial statements for the year ended 31 March 2023.

Principal activities

The principal activity of the company and group continued to be that of buying and selling of own real estate.

Results and dividends

The results for the year are set out on page 7.

Ordinary dividends were paid amounting to £3,123,230. The directors do not recommend payment of a further dividend.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr M G Holt
Mr C J H Old
Mr T C E Hesp
Mr G M W Holt

Strategic report

The group has chosen in accordance with Companies Act 2006, s. 414C(11) to set out in the group's strategic report information required by Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008, Sch. 7 to be contained in the directors' report. It has done so in respect of future plans.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the auditor of the company is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the auditor of the company is aware of that information.

On behalf of the board



Mr C J H Old
Director

Date: 20/12/23

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 2023

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 group and company, and of the profit or loss of the group 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 applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

Opinion

We have audited the financial statements of Charterhouse Property Group Holdings Ltd (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 March 2023 which comprise the group statement of comprehensive income, the group balance sheet, the company balance sheet, the group statement of changes in equity, the company statement of changes in equity, the group statement of cash flows and notes to the financial statements, including 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 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent company's affairs as at 31 March 2023 and of the group's 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.

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 are independent of the group and parent 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 group's and parent 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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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.

Opinions on other matters prescribed by the Companies Act 2006

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

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and the parent company and their 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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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 parent 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 parent 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.

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.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

Extent to which the audit was considered 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 and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Other matters which we are required to address

The corresponding figures are unaudited.

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.



Mr Richard Hutchinson (Senior Statutory Auditor)
For and on behalf of Azets Audit Services

Date: 20 December 2023

Chartered Accountants
Statutory Auditor

24 Park Road South
Havant
Hampshire
United Kingdom
PO9 1HB

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

GROUP STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	2022 £
Turnover	3	10,729,157	31,544,139
Cost of sales		(9,182,289)	(27,642,170)
Gross profit		1,546,868	3,901,969
Administrative expenses		723,294	(293,612)
Other operating (expenses)/income		(432,180)	19,994,755
Operating profit	4	1,837,982	23,603,112
Share of results of joint ventures		-	(44,706)
Interest receivable and similar income	7	46,694	59,351
Interest payable and similar expenses	8	(253,508)	(512,795)
Profit before taxation		1,631,168	23,104,962
Tax on profit	9	77,383	(4,253,509)
Profit for the financial year		1,708,551	18,851,453
Profit for the financial year is attributable to:			
- Owners of the parent company		1,211,240	15,853,963
- Non-controlling interests		497,311	2,997,490
		1,708,551	18,851,453
Total comprehensive income for the year is attributable to:			
- Owners of the parent company		1,211,240	15,853,963
- Non-controlling interests		497,311	2,997,490
		1,708,551	18,851,453

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

GROUP BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	2022 £
Fixed assets			
Negative goodwill	11	-	(1,816,801)
Tangible assets	12	19,329	19,300
Investment property	13	6,000,000	18,137,500
Investments	14	19,050	20,059
		<u>6,038,379</u>	<u>16,360,058</u>
Current assets			
Stocks	17	-	988,302
Debtors	18	1,950,354	1,014,274
Cash at bank and in hand		5,132,449	8,127,376
		<u>7,082,803</u>	<u>10,129,952</u>
Creditors: amounts falling due within one year	19	<u>(4,729,446)</u>	<u>(9,882,409)</u>
Net current assets		<u>2,353,357</u>	<u>247,543</u>
Total assets less current liabilities		<u>8,391,736</u>	<u>16,607,601</u>
Creditors: amounts falling due after more than one year	20	(135,455)	(4,102,774)
Provisions for liabilities			
Deferred tax liability	22	-	2,115,161
		<u>-</u>	<u>(2,115,161)</u>
Net assets		<u><u>8,256,281</u></u>	<u><u>10,389,666</u></u>
Capital and reserves			
Called up share capital	24	149	149
Profit and loss reserves		8,326,982	7,498,487
Equity attributable to owners of the parent company		<u>8,327,131</u>	<u>7,498,636</u>
Non-controlling interests		<u>(70,850)</u>	<u>2,891,030</u>
		<u><u>8,256,281</u></u>	<u><u>10,389,666</u></u>

The financial statements were approved by the board of directors and authorised for issue on 20/12/23 and are signed on its behalf by:



Mr C J H Old
Director

Company registration number 12122046 (England and Wales)

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

COMPANY BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	12		19,329		19,301
Investments	14		19,700		19,862
			<u>39,029</u>		<u>39,163</u>
Current assets					
Debtors	18	4,851,081		6,896,564	
Cash at bank and in hand		<u>4,584,334</u>		<u>5,724,182</u>	
		9,435,415		12,620,756	
Creditors: amounts falling due within one year	19	<u>(991,733)</u>		<u>(3,959,665)</u>	
Net current assets			<u>8,443,682</u>		<u>8,661,091</u>
Net assets			<u>8,482,711</u>		<u>8,700,254</u>
Capital and reserves					
Called up share capital	24		149		149
Profit and loss reserves			<u>8,482,562</u>		<u>8,700,105</u>
Total equity			<u>8,482,711</u>		<u>8,700,254</u>

As permitted by s408 Companies Act 2006, the company has not presented its own profit and loss account and related notes. The company's profit for the year was £2,905,687 (2022 - £16,907,788 profit).

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

The financial statements were approved by the board of directors and authorised for issue on 20/4/23 and are signed on its behalf by:



Mr C J H Old
Director

Company registration number 12122046 (England and Wales)

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

GROUP STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Share capital £	Profit and loss reserves £	Total controlling interest £	Non-controlling interest £	Total £
Balance at 1 April 2021		100	48,177	48,277	(54,192)	(5,915)
Year ended 31 March 2022:						
Profit and total comprehensive income		-	15,853,963	15,853,963	2,997,490	18,851,453
Issue of share capital	24	49	-	49	-	49
Dividends	10	-	(8,403,653)	(8,403,653)	(52,268)	(8,455,921)
Balance at 31 March 2022		149	7,498,487	7,498,636	2,891,030	10,389,666
Year ended 31 March 2023:						
Profit and total comprehensive income		-	1,211,240	1,211,240	497,311	1,708,551
Dividends	10	-	(3,123,230)	(3,123,230)	(718,706)	(3,841,936)
Other movements		-	2,740,485	2,740,485	(2,740,485)	-
Balance at 31 March 2023		149	8,326,882	8,327,131	(70,850)	8,256,281

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

COMPANY STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Share capital £	Profit and loss reserves £	Total £
Balance at 1 April 2021		100	195,971	196,071
Year ended 31 March 2022:				
Profit and total comprehensive income for the year		-	16,907,787	16,907,787
Issue of share capital	24	49	-	49
Dividends	10	-	(8,403,653)	(8,403,653)
Balance at 31 March 2022		149	8,700,105	8,700,254
Year ended 31 March 2023:				
Profit and total comprehensive income		-	2,905,687	2,905,687
Dividends	10	-	(3,123,230)	(3,123,230)
Balance at 31 March 2023		149	8,482,562	8,482,711

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

GROUP STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Cash flows from operating activities					
Cash generated from operations	28	1,529,167		6,269,187	
Interest paid		(279,534)		(364,483)	
Income taxes paid		(6,213,427)		(187,777)	
Net cash (outflow)/inflow from operating activities		(4,963,794)		5,716,927	
Investing activities					
Purchase of tangible fixed assets		(10,037)		(8,071)	
Proceeds from disposal of investment property		10,844,401		2,770,000	
Purchase of subsidiaries, net of cash acquired		-		(8,400,000)	
Purchase of investments		-		(18,000)	
Partnership profit share		-		17,677,297	
Interest received		46,694		6,337	
Dividends received		-		53,000	
Net cash generated from investing activities		10,881,058		12,079,563	
Financing activities					
Proceeds from borrowings		100,000		-	
Repayment of borrowings		(742,906)		(8,831,846)	
Repayment of bank loans		(4,427,349)		7,102,950	
Dividends paid to equity shareholders		(3,123,230)		(8,403,653)	
Dividends paid to non-controlling interests		(718,706)		(52,268)	
Net cash used in financing activities		(8,912,191)		(10,184,817)	
Net (decrease)/increase in cash and cash equivalents		(2,994,927)		7,611,673	
Cash and cash equivalents at beginning of year		8,127,376		515,703	
Cash and cash equivalents at end of year		5,132,449		8,127,376	

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Company Information

Charterhouse Property Group Holdings Ltd ("the company") is a private limited company domiciled and incorporated in England and Wales. The registered office is Charter House, 3a Felgate Mews, London, United Kingdom, W6 0LY.

The group consists of Charterhouse Property Group Holdings Ltd and all of its subsidiaries.

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.

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 the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

A company statement of cash flows has not been prepared as there is no requirement to present this for the company in the consolidated financial statements under FRS 102.

1.2 Business combinations

In the parent company financial statements, the cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill. The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date. Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date. Investments in subsidiaries, joint ventures and associates are accounted for at cost less impairment.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination accounted for using the purchase method and the amounts that can be deducted or assessed for tax, considering the manner in which the carrying amount of the asset or liability is expected to be recovered or settled. The deferred tax recognised is adjusted against goodwill or negative goodwill.

1.3 Basis of consolidation

The consolidated group financial statements consist of the financial statements of the parent company Charterhouse Property Group Holdings Ltd together with all entities controlled by the parent company (its subsidiaries) and the group's share of its interests in joint ventures and associates.

All financial statements are made up to 31 March 2023. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Subsidiaries are consolidated in the group's financial statements from the date that control commences until the date that control ceases.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Entities in which the group holds an interest and which are jointly controlled by the group and one or more other venturers under a contractual arrangement are treated as joint ventures. Entities other than subsidiary undertakings or joint ventures, in which the group has a participating interest and over whose operating and financial policies the group exercises a significant influence, are treated as associates.

Investments in joint ventures and associates are carried in the group balance sheet at cost plus post-acquisition changes in the group's share of the net assets of the entity, less any impairment in value. The carrying values of investments in joint ventures and associates include acquired goodwill.

If the group's share of losses in a joint venture or associate equals or exceeds its investment in the joint venture or associate, the group does not recognise further losses unless it has incurred obligations to do so or has made payments on behalf of the joint venture or associate.

Unrealised gains arising from transactions with joint ventures and associates are eliminated to the extent of the group's interest in the entity.

Section 479A and 479C subsidiary companies audit exemption: parent undertaking declaration of guarantee

Charterhouse Property Group Holdings Limited, the parent company, has undertaken to guarantee all outstanding liabilities to which its UK subsidiaries are subject to at the end for the financial year ending 31 March 2023. The guarantee applies until a) they are satisfied in full, b) the guarantee is enforceable against the parent undertaking by any person to whom the subsidiary is liable in respect of those liabilities and c) relates only to the year under guarantee.

The exemption applies to all subsidiaries listed in note 15.

1.4 Going concern

The group benefits from substantial undistributed cash reserves & a commitment from the shareholders to maintain financial and operational support. Additionally, the shareholders prepared to provide more equity to the group if required.

On this basis the Directors consider that the group as a business is both commercially and financially viable as a going concern. With reference to future revenue and profits because of the uncertainty in the market it is difficult to forecast revenue with meaningful accuracy. However, the group benefits from a strong cash position and financial support from its shareholders. The group will therefore be in a good position to target any potential opportunities in a downturn, should they arise.

1.5 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Revenue from the sale of properties is recognised on completion.

Rental income is recognised on a straight line basis over the term of the lease.

Asset management fees and bookkeeping fees are recognised in the period that the service was provided.

Partnership profit share is recognised in the period to which it relates.

1.6 Research and development expenditure

Research expenditure is written off against profits in the year in which it is incurred. Identifiable development expenditure is capitalised to the extent that the technical, commercial and financial feasibility can be demonstrated.

1.7 Intangible fixed assets - goodwill

Negative goodwill represents the excess of the fair value of net assets at date of acquisition of a business over the cost of acquisition. It is initially recognised at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Negative goodwill is considered to have a finite useful life and is amortised as and when the investment properties that it relates to are sold.

1.8 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	Straight line over 4 years
Computers	Straight line over 4 years
Motor vehicles	Straight line over 4 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the profit and loss account.

1.9 Investment property

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. Changes in fair value are recognised in profit or loss.

1.10 Fixed asset investments

Equity investments are measured at fair value through profit or loss, except for those equity investments that are not publicly traded and whose fair value cannot otherwise be measured reliably, which are recognised at cost less impairment until a reliable measure of fair value becomes available.

In the parent company financial statements, investments in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

A subsidiary is an entity controlled by the group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The group considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Investments in associates are initially recognised at the transaction price (including transaction costs) and are subsequently adjusted to reflect the group's share of the profit or loss, other comprehensive income and equity of the associate using the equity method. Any difference between the cost of acquisition and the share of the fair value of the net identifiable assets of the associate on acquisition is recognised as goodwill. Any unamortised balance of goodwill is included in the carrying value of the investment in associates.

Losses in excess of the carrying amount of an investment in an associate are recorded as a provision only when the company has incurred legal or constructive obligations or has made payments on behalf of the associate.

In the parent company financial statements, investments in associates are accounted for at cost less impairment.

Entities in which the group has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.11 Impairment of fixed assets

At each reporting period end date, the group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The carrying amount of the investments accounted for using the equity method is tested for impairment as a single asset. Any goodwill included in the carrying amount of the investment is not tested separately for impairment.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

1.12 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of cost and replacement cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.13 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.14 Financial instruments

The group 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 group's balance sheet when the group becomes party to the contractual provisions of the instrument.

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.

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.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. 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 profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the group transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

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 group after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable 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.

Other financial liabilities

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 finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Derecognition of financial liabilities

Financial liabilities are derecognised when the group's contractual obligations expire or are discharged or cancelled.

1.15 Equity instruments

Equity instruments issued by the group 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 group.

1.16 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 group'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.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset if, and only if, there is a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.17 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.18 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.19 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

1.20 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

1.21 Reserves

Each financial period, any gain or loss on the revaluation of investment property is transferred to the non-distributable reserve. The unrealised gain or loss is transferred as part of the statement of changes in equity to distinguish between distributable and non-distributable reserves. Deferred tax on unrealised gains or losses follows the same treatment.

2 Judgements and key sources of estimation uncertainty

In the application of the group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. 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.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Revaluation of investment properties

The group carries its investment properties at fair value, with changes in fair value being recognised in profit or loss. All properties were valued on an open market basis by the directors at 31 March 2023.

Investments

The directors have made a judgement over the treatment of investments and whether these are accounted for subsidiaries, joint ventures or associates. Investments in subsidiaries is determined on the basis that the group has control over the entity to govern the financial and operating policies of the entity. Investments are deemed to be a joint venture where the group shares control under a contractual agreement. Investments are classified as associates where these are neither subsidiaries or joint ventures and the group has significant influence. Further details are included in note 1.10 to the financial statements.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

3 Turnover and other revenue

	2023 £	2022 £
Turnover analysed by class of business		
Property sales	9,822,584	30,854,157
Management fees	906,573	689,982
	<u>10,729,157</u>	<u>31,544,139</u>
	2023 £	2022 £
Other revenue		
Interest income	46,694	6,351
Dividends received	-	53,000
Commissions received	49,785	-
Grants received	-	359
Rental income arising from investment properties	618,035	571,866
Partnership profit share	-	17,677,297
	<u></u>	<u></u>

4 Operating profit

	2023 £	2022 £
Operating profit for the year is stated after charging/(crediting):		
Research and development costs	41,845	51,886
Government grants	-	(359)
Depreciation of owned tangible fixed assets	10,008	15,060
Loss/(profit) on disposal of investment property	193,099	(163,903)
Release of negative goodwill	(1,816,801)	(454,200)
Operating lease charges	79,813	79,095
	<u></u>	<u></u>

Included in other operating income is a loss on revaluation of investment properties of £1,100,000 (2022 surplus of £1,744,983).

5 Auditor's remuneration

	2023 £	2022 £
Fees payable to the company's auditor and associates:		
For audit services		
Audit of the financial statements of the group and company	<u>30,000</u>	<u>35,000</u>

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

6 Employees

The average monthly number of persons (including directors) employed by the group and company during the year was:

	Group 2023 Number	2022 Number	Company 2023 Number	2022 Number
Admin & operations	7	8	7	8
Directors	4	4	4	4
Total	<u>11</u>	<u>12</u>	<u>11</u>	<u>12</u>

Their aggregate remuneration comprised:

	Group 2023 £	2022 £	Company 2023 £	2022 £
Wages and salaries	320,141	386,907	320,141	365,653
Social security costs	33,787	40,699	33,787	40,699
Pension costs	4,021	4,967	4,021	4,967
	<u>357,949</u>	<u>432,573</u>	<u>357,949</u>	<u>411,319</u>

The directors are not remunerated via this group therefore there is no directors remuneration in either year.

Key management personnel compensation is £nil in both years.

7 Interest receivable and similar income

	2023 £	2022 £
Interest income		
Interest on bank deposits	28,015	-
Interest receivable from group companies	-	6,339
Other interest income	18,679	12
Total interest revenue	<u>46,694</u>	<u>6,351</u>
Income from fixed asset investments		
Income from shares in group undertakings	-	53,000
Total income	<u>46,694</u>	<u>59,351</u>

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

8 Interest payable and similar expenses

	2023	2022
	£	£
Interest on bank overdrafts and loans	1,191	2,001
Other interest on financial liabilities	252,317	510,794
Total finance costs	253,508	512,795

9 Taxation

	2023	2022
	£	£
Current tax		
UK corporation tax on profits for the current period	1,990,865	4,345,212
Adjustments in respect of prior periods	91,132	-
Total current tax	2,081,997	4,345,212
Deferred tax		
Origination and reversal of timing differences	(2,159,380)	(91,703)
Total tax (credit)/charge	(77,383)	4,253,509

The actual (credit)/charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	2023	2022
	£	£
Profit before taxation	1,631,168	23,104,962
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2022: 19.00%)	309,922	4,389,943
Tax effect of expenses that are not deductible in determining taxable profit	65,336	7,640
Permanent capital allowances in excess of depreciation	(1,837)	-
Other permanent differences	-	(53,135)
Under/(over) provided in prior years	104,317	-
Dividend income	-	(10,070)
Goodwill amortisation	(345,192)	(86,298)
Change in rate	(75,246)	64,949
Investment property revaluations	(134,683)	(59,520)
Taxation (credit)/charge	(77,383)	4,253,509

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

10 Dividends

	2023	2022
	£	£
Recognised as distributions to equity holders:		
Interim paid	3,123,230	8,403,653

11 Intangible fixed assets

Group	Negative goodwill
	£
Cost	
At 1 April 2022 and 31 March 2023	(2,271,001)
Amortisation and impairment	
At 1 April 2022	(454,200)
Amortisation charged for the year	(1,816,801)
At 31 March 2023	(2,271,001)
Carrying amount	
At 31 March 2023	-
At 31 March 2022	(1,816,801)

The company had no intangible fixed assets at 31 March 2023 or 31 March 2022.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

12 Tangible fixed assets

Group	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 April 2022	-	58,292	2,946	61,238
Additions	3,917	6,120	-	10,037
Disposals	-	(11,676)	-	(11,676)
At 31 March 2023	3,917	52,736	2,946	59,599
Depreciation and impairment				
At 1 April 2022	-	40,434	1,504	41,938
Depreciation charged in the year	649	8,607	752	10,008
Eliminated in respect of disposals	-	(11,676)	-	(11,676)
At 31 March 2023	649	37,365	2,256	40,270
Carrying amount				
At 31 March 2023	3,268	15,371	690	19,329
At 31 March 2022	-	17,858	1,442	19,300
Company	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 April 2022	-	58,293	2,946	61,239
Additions	3,917	6,119	-	10,036
Disposals	-	(11,676)	-	(11,676)
At 31 March 2023	3,917	52,736	2,946	59,599
Depreciation and impairment				
At 1 April 2022	-	40,434	1,504	41,938
Depreciation charged in the year	649	8,607	752	10,008
Eliminated in respect of disposals	-	(11,676)	-	(11,676)
At 31 March 2023	649	37,365	2,256	40,270
Carrying amount				
At 31 March 2023	3,268	15,371	690	19,329
At 31 March 2022	-	17,859	1,442	19,301

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

13 Investment property

	Group 2023 £	Company 2023 £
Fair value		
At 1 April 2022 and 31 March 2023	18,137,500	-
Disposals	(11,037,500)	-
Net gains or losses through fair value adjustments	(1,100,000)	-
At 31 March 2023	<u>6,000,000</u>	<u>-</u>

The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 March 2023 by the directors. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

If investment properties were stated on an historical basis rather than a fair value basis, the amounts would have been included as £6,017,517 (2022 £16,392,517).

14 Fixed asset investments

	Notes	Group 2023 £	2022 £	Company 2023 £	2022 £
Investments in subsidiaries	15	-	-	650	602
Investments in associates		-	210	-	210
Investments in joint ventures	16	50	849	50	50
Unlisted investments		19,000	19,000	19,000	19,000
		<u>19,050</u>	<u>20,059</u>	<u>19,700</u>	<u>19,862</u>

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

14 Fixed asset investments

(Continued)

Movements in fixed asset investments Group

	Shares in associates and joint ventures £	Other investments £	Total £
Cost or valuation			
At 1 April 2022	1,059	19,000	20,059
Additions	274	-	274
Valuation changes	(847)	-	(847)
At 31 March 2023	486	19,000	19,486
Impairment			
At 1 April 2022	-	-	-
Impairment losses	336	-	336
Disposals	100	-	100
At 31 March 2023	436	-	436
Carrying amount			
At 31 March 2023	50	19,000	19,050
At 31 March 2022	1,059	19,000	20,059

Movements in fixed asset investments Company

	Shares in subsidiaries, associates and joint ventures £	Other investments £	Total £
Cost or valuation			
At 1 April 2022	862	19,000	19,862
Additions	274	-	274
At 31 March 2023	1,136	19,000	20,136
Impairment			
At 1 April 2022	-	-	-
Impairment losses	336	-	336
Disposals	100	-	100
At 31 March 2023	436	-	436
Carrying amount			
At 31 March 2023	700	19,000	19,700
At 31 March 2022	862	19,000	19,862

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

15 Subsidiaries

Details of the company's subsidiaries at 31 March 2023 are as follows:

Name of undertaking	Registered office	Class of shares held	% Held	
			Direct	Indirect
Kensington & Olympia Investments Limited	3a Felgate Mews, London, W6 0LY	Ordinary	100.00	-
Charterhouse Property Group AV Limited	See above	Ordinary	100.00	-
Charterhouse Property Group Railton Road Limited	See above	Ordinary	100.00	-
Charterhouse Property Group Assets Limited	See above	Ordinary A & B	75.00	-
Charterhouse Property Group (2) Limited	See above	Ordinary	75.00	-
Charterhouse Property Group Barnes Limited	See above	Ordinary & A	71.35	-
Charterhouse Property Group Industrial Limited	See above	Ordinary	100.00	-
John James Limited	See above	Ordinary	-	71.35
Charterhouse Property Group Herald Way	See above	Ordinary	100.00	-
Charterhouse Property Investments Limited	See above	Ordinary	100.00	-
Charterhouse Property Group Ravenscourt Limited	See above	Ordinary	100.00	-

16 Joint ventures

Details of joint ventures at 31 March 2023 are as follows:

Name of undertaking	Registered office	Interest held	% Held
			Direct
Charterhouse Property Investment Northampton Ltd	3a Felgate Mews, London, W6 0LY	Ordinary	50.00
Charterhouse Property Investments Southend Ltd	See above	Ordinary C	50.00
Charterhouse Property Group (IN) Ltd	See above	Ordinary A	50.00

17 Stocks

	Group 2023 £	2022 £	Company 2023 £	2022 £
Properties held for resale	-	988,302	-	-

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

18 Debtors

	Group 2023	2022	Company 2023	2022
	£	£	£	£
Amounts falling due within one year:				
Trade debtors	170,894	319,810	147	1,174
Amounts owed by group undertakings	-	-	3,580,881	4,579,694
Other debtors	1,290,134	599,807	1,203,903	126,114
Prepayments and accrued income	445,107	94,657	64,836	65,162
	<u>1,906,135</u>	<u>1,014,274</u>	<u>4,849,767</u>	<u>4,772,144</u>
Deferred tax asset (note 22)	44,219	-	1,314	36,413
	<u>1,950,354</u>	<u>1,014,274</u>	<u>4,851,081</u>	<u>4,808,557</u>
Amounts falling due after more than one year:				
Amounts owed by group undertakings	-	-	-	2,088,007
	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,088,007</u>
Total debtors	<u>1,950,354</u>	<u>1,014,274</u>	<u>4,851,081</u>	<u>6,896,564</u>

19 Creditors: amounts falling due within one year

	Notes	Group 2023	2022	Company 2023	2022
		£	£	£	£
Bank loans	21	5,250	578,880	-	-
Other borrowings	21	3,265,412	3,820,744	-	149,655
Trade creditors		62,449	221,703	38,694	46,977
Amounts owed to group undertakings		-	-	66,600	-
Corporation tax payable		249,016	4,380,446	43,117	3,292,735
Other taxation and social security		164,876	488,432	159,915	100,427
Other creditors		800,935	139,478	637,283	324,088
Accruals and deferred income		181,508	252,726	46,124	45,783
		<u>4,729,446</u>	<u>9,882,409</u>	<u>991,733</u>	<u>3,959,865</u>

20 Creditors: amounts falling due after more than one year

	Notes	Group 2023	2022	Company 2023	2022
		£	£	£	£
Bank loans and overdrafts	21	35,455	3,889,174	-	-
Other borrowings	21	100,000	213,600	-	-
		<u>135,455</u>	<u>4,102,774</u>	<u>-</u>	<u>-</u>

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

20 Creditors: amounts falling due after more than one year (Continued)

Amounts included above which fall due after five years are as follows:

Payable by instalments	13,084	15,199	-	-
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21 Loans and overdrafts

	Group 2023 £	2022 £	Company 2023 £	2022 £
Bank loans	40,705	4,468,054	-	-
Loans from related parties	-	108,904	-	149,655
Other loans	3,365,412	3,925,440	-	-
	<u>3,406,117</u>	<u>8,502,398</u>	<u>-</u>	<u>149,655</u>
Payable within one year	3,270,662	4,399,624	-	149,655
Payable after one year	<u>135,455</u>	<u>4,102,774</u>	<u>-</u>	<u>-</u>

The long-term loans are secured against the properties they relate to.

Included in the above is a bounce bank loan of £40,705 of which £35,454 is due more than one year. Interest is charged at 2.5%

Other loans are charged interest between 5% and 9% and the term of repayments are between due on demand and May 2026.

22 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the group and company, and movements thereon:

	Liabilities 2023 £	Liabilities 2022 £	Assets 2023 £	Assets 2022 £
Group				
Accelerated capital allowances	-	1,478	1,314	-
Tax losses	-	(37,891)	42,905	-
Investment property	-	2,151,574	-	-
	<u>-</u>	<u>2,115,161</u>	<u>44,219</u>	<u>-</u>

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

22 Deferred taxation

(Continued)

	Liabilities 2023 £	Liabilities 2022 £	Assets 2023 £	Assets 2022 £
Company				
Accelerated capital allowances	-	-	1,314	(1,478)
Tax losses	-	-	-	37,891
	<u>-</u>	<u>-</u>	<u>1,314</u>	<u>36,413</u>
			Group 2023 £	Company 2023 £
Movements in the year:				
Liability/(Asset) at 1 April 2022			2,115,161	(36,413)
(Credit)/charge to profit or loss			(2,159,380)	35,099
Asset at 31 March 2023			<u>(44,219)</u>	<u>(1,314)</u>

The majority of the deferred tax liability set out above is expected to reverse within 12 months as it mainly relates to investment properties which have been sold post year end.

23 Retirement benefit schemes

	2023 £	2022 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>4,021</u>	<u>4,967</u>

A defined contribution pension scheme is operated for all qualifying employees. The assets of the scheme are held separately from those of the group in an independently administered fund.

24 Share capital

Group and company	2023 Number	2022 Number	2023 £	2022 £
Ordinary share capital				
Issued and fully paid				
Ordinary of 1p each	13,850	13,850	139	139
Ordinary A of 1p each	500	500	5	5
Ordinary B of 1p each	500	500	5	5
	<u>14,850</u>	<u>14,850</u>	<u>149</u>	<u>149</u>

Ordinary shares carry voting rights, the right to receive dividends and right to participate in a return on capital on winding up. Ordinary A and B shares do not carry any voting rights or rights to participate in a return of capital on winding up. They are entitled to receive dividends.

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

25 Operating lease commitments

Lessee

At the reporting end date the group had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	Group 2023 £	2022 £	Company 2023 £	2022 £
Within one year	74,250	10	-	-
Between two and five years	247,500	40	-	-
In over five years	-	9,910	-	-
	<u>321,750</u>	<u>9,960</u>	<u>-</u>	<u>-</u>

Lessor

At the reporting end date the group had contracted with tenants for the following minimum lease payments:

	Group 2023 £	2022 £	Company 2023 £	2022 £
Within one year	417,017	516,918	-	-
Between two and five years	1,611,436	1,655,073	-	-
In over five years	3,054,811	3,429,334	-	-
	<u>5,083,264</u>	<u>5,601,325</u>	<u>-</u>	<u>-</u>

26 Events after the reporting date

Post year end Charterhouse Property Group Holdings Limited acquired a controlling interest in Charterhouse Strategic Land Limited and its subsidiaries.

27 Related party transactions

Transactions with related parties

During the year the group entered into the following transactions with related parties:

	Sales 2023 £	Sales 2022 £
Group		
Entities over which the group has control, joint control or significant influence	<u>915,317</u>	<u>683,482</u>

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

27 Related party transactions

(Continued)

	Profits received from partnership where the group is a designated partner	
	2023	2022
	£	£
Group		
Entities over which the entity has control, joint control or significant influence	-	17,677,297

The following amounts were outstanding at the reporting end date:

Amounts due to related parties	2023	2022
	£	£
Group		
Entities with control, joint control or significant influence over the group	258,390	40,751
Entities over which the group has control, joint control or significant influence	-	7,434
Other related parties	360,260	325,288

The following amounts were outstanding at the reporting end date:

Amounts due from related parties	2023	2022
	Balance	Balance
	£	£
Group		
Entities with control, joint control or significant influence over the group	93,342	109,361
Entities over which the group has control, joint control or significant influence	285,381	558,172
Other related parties	777,356	-

CHARTERHOUSE PROPERTY GROUP HOLDINGS LTD

NOTES TO THE GROUP FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

28 Cash generated from group operations

	2023 £	2022 £
Profit for the year after tax	1,708,551	18,851,453
Adjustments for:		
Share of results of associates and joint ventures	-	44,708
Taxation (credited)/charged	(77,383)	4,253,509
Finance costs	253,508	512,795
Investment income	(46,694)	(59,351)
Partnership profit share	-	(17,677,297)
Loss/(gain) on disposal of investment property	193,099	(163,903)
Fair value loss/(gain) on investment properties	1,100,000	(1,744,983)
Amortisation and impairment of intangible assets	(1,816,801)	(454,200)
Depreciation and impairment of tangible fixed assets	10,008	15,060
Movements in working capital:		
Decrease in stocks	988,302	3,096,386
Increase in debtors	(891,861)	(469,039)
Increase in creditors	108,438	64,051
Cash generated from operations	<u>1,529,167</u>	<u>6,269,187</u>

29 Analysis of changes in net funds/(debt) - group

	1 April 2022 £	Cash flows £	Other non-cash changes £	31 March 2023 £
Cash at bank and in hand	8,127,376	(2,994,927)	-	5,132,449
Borrowings excluding overdrafts	(8,502,398)	5,136,147	(39,866)	(3,406,117)
	<u>(375,022)</u>	<u>2,141,220</u>	<u>(39,866)</u>	<u>1,726,332</u>

Other non-cash changes relate to accrued interest.