

Report of the Director and
Consolidated Financial Statements
for the Year Ended 31 December 2021
for
Farmont Baker Street Limited

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for the Year Ended 31 December 2021

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Farmont Baker Street Limited
Company Information
for the Year Ended 31 December 2021

Director: R J Z S Ahmed

Registered office: 219 Baker Street
London
NW1 6XE

Registered number: 05453405 (England and Wales)

Auditors: Benjamin Taylor Diner Limited, Statutory Auditor
120 New Cavendish Street,
London
W1W 6XX

Report of the Director
for the Year Ended 31 December 2021

The director presents his report with the financial statements of the company and the group for the year ended 31 December 2021.

Director

R J Z S Ahmed held office during the whole of the period from 1 January 2021 to the date of this report.

Statement of director's responsibilities

The director is responsible for preparing the Report of the Director and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and the group and of the profit or loss of the group for that period. In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group and enable him to ensure that the financial statements comply with the Companies Act 2006. He is also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement as to disclosure of information to auditors

So far as the director is aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

Auditors

The auditors, Benjamin Taylor Diner Limited, Statutory Auditor, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

On behalf of the board:

R J Z S Ahmed - Director

20 July 2022

Report of the Independent Auditors to the Members of
Farmont Baker Street Limited

Opinion

We have audited the financial statements of Farmont Baker Street Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 December 2021 which comprise the Consolidated Income Statement, Consolidated Balance Sheet, Company Balance Sheet and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 of the parent company affairs as at 31 December 2021 and of the group's loss 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the group 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 director's 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 the 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 director with respect to going concern are described in the relevant sections of this report.

Other information

The director is responsible for the other information. The other information comprises the information in the Report of the Director, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 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 the audit:

- the information given in the Report of the Director for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Director has been prepared in accordance with applicable legal requirements.

Report of the Independent Auditors to the Members of
Farmont Baker Street Limited

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 its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Director.

We have nothing to report in respect of the following matters where 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 director's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the director was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Group Strategic Report or in preparing the Report of the Director.

Responsibilities of director

As explained more fully in the Statement of Director's Responsibilities set out on page two, the director is 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 director determines 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 director is responsible for assessing the group's and 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 director either intends to liquidate the group or the parent company or to cease operations, or has no realistic alternative but to do so.

Report of the Independent Auditors to the Members of
Farmont Baker Street Limited

Auditors' 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 a Report of the Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We considered the nature of the company's business and its control environment, and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

We also obtained an understanding of the legal and regulatory framework that the company operates in, and identified the key laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act, tax legislation; and laws which do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team the opportunities and incentives that may exist within the company for fraud and how and where fraud might occur in the financial statements.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we assessed the appropriateness of journal entries and other adjustments, and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management as to any actual and or potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Report of the Independent Auditors to the Members of
Farmont Baker Street Limited

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 a Report of the Auditors 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.

Malcolm Adamson FCCA (Senior Statutory Auditor)
for and on behalf of Benjamin Taylor Diner Limited, Statutory Auditor
120 New Cavendish Street,
London
W1W 6XX

20 July 2022

Consolidated
Income Statement
for the Year Ended 31 December 2021

		31.12.21	31.12.20
	Notes	£	£
Turnover		5,225,206	5,303,877
Cost of sales		<u>(1,210,463)</u>	<u>(1,833,538)</u>
Gross profit		4,014,743	3,470,339
Administrative expenses		<u>(505,293)</u>	<u>(546,032)</u>
		3,509,450	2,924,307
Other operating income		<u>15,556</u>	<u>28,643</u>
Operating profit	4	3,525,006	2,952,950
Income from fixed asset investments		<u>(40,498,333)</u>	<u>-</u>
Interest receivable and similar income		<u>228</u>	<u>1,318</u>
		(36,973,099)	2,954,268
Interest payable and similar expenses		<u>(1,998)</u>	<u>(6)</u>
(Loss)/profit before taxation		(36,975,097)	2,954,262
Tax on (loss)/profit	7	<u>7,031,446</u>	<u>(544,701)</u>
(Loss)/profit for the financial year		<u>(29,943,651)</u>	<u>2,409,561</u>
(Loss)/profit attributable to:			
Owners of the parent		<u>(29,943,651)</u>	<u>2,409,561</u>

Consolidated Balance Sheet
31 December 2021

	Notes	31.12.21 £	31.12.20 £
Fixed assets			
Tangible assets	9	73,007	99,979
Investments	10	-	-
Investment property	11	134,500,000	174,998,333
		<u>134,573,007</u>	<u>175,098,312</u>
Current assets			
Debtors	12	3,221,521	2,297,143
Cash at bank and in hand		619,317	210,873
		<u>3,840,838</u>	<u>2,508,016</u>
Creditors			
Amounts falling due within one year	13	(54,007,657)	(55,550,477)
Net current liabilities		<u>(50,166,819)</u>	<u>(53,042,461)</u>
Total assets less current liabilities		84,406,188	122,055,851
Provisions for liabilities	14	-	(7,706,012)
Net assets		<u>84,406,188</u>	<u>114,349,839</u>
Capital and reserves			
Called up share capital	15	2	2
Non-distributable fair value	16	63,454,206	96,246,527
Retained earnings	16	20,951,980	18,103,310
Shareholders' funds		<u>84,406,188</u>	<u>114,349,839</u>

The 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 director and authorised for issue on 20 July 2022 and were signed by:

R J Z S Ahmed - Director

Company Balance Sheet
31 December 2021

	Notes	31.12.21 £	31.12.20 £
Fixed assets			
Tangible assets	9	71,962	98,130
Investments	10	3	3
Investment property	11	7,968,880	10,368,333
		<u>8,040,845</u>	<u>10,466,466</u>
Current assets			
Debtors	12	75,317,282	77,072,035
Cash at bank		19,400	24,843
		<u>75,336,682</u>	<u>77,096,878</u>
Creditors			
Amounts falling due within one year	13	(56,210,633)	(57,926,428)
Net current assets		<u>19,126,049</u>	<u>19,170,450</u>
Total assets less current liabilities		<u>27,166,894</u>	<u>29,636,916</u>
Provisions for liabilities	14	-	(300,591)
Net assets		<u>27,166,894</u>	<u>29,336,325</u>
Capital and reserves			
Called up share capital	15	2	2
Non-distributable fair value	16	1,083,086	3,181,948
Retained earnings	16	26,083,806	26,154,375
Shareholders' funds		<u>27,166,894</u>	<u>29,336,325</u>
Company's (loss)/profit for the financial year		<u>(2,169,431)</u>	<u>83,703</u>

The 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 director and authorised for issue on 20 July 2022 and were signed by:

R J Z S Ahmed - Director

Notes to the Consolidated Financial Statements
for the Year Ended 31 December 2021

1. Statutory information

The Company is a private company limited by shares, incorporated in England and Wales. Its registered office is 219 Baker Street, London, NW1 6XE.

The company's principal business activity is that of property investment.

2. Accounting policies

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Revenue represents rents receivable during the period, and is measured at the fair value of the consideration received or receivable, net of discounts and Value Added Tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 25% on cost
Computer equipment	- 25% on cost

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in the profit and loss.

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

2. Accounting policies - continued

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Consolidated Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

2. Accounting policies - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Pension costs

The group operates a defined contribution pension scheme. Contributions payable to the group's pension scheme are charged to profit or loss in the period to which they relate.

Going concern

After making enquiries, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

Government grants

The company accounts for government grants on an accruals basis. During the year ended 31 December 2021, the company recognised grant income receivable from the UK Government's Coronavirus Job Retention Scheme in other operating income.

Consolidation

The financial statements consolidate the financial statements of Farmon Baker Street Limited and all of its subsidiary undertakings.

The results of subsidiaries acquired or disposed of during the year are included from or to the date that control passes.

The parent company has applied the exemption contained in section 408 of the Companies Act 2006 and has not presented its individual profit and loss account.

3. Employees and directors

The average number of employees by undertakings that were proportionately consolidated during the year was 10 (2020 - 10).

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

4. Operating profit

The operating profit is stated after charging:

	31.12.21	31.12.20
	£	£
Depreciation - owned assets	<u>26,972</u>	<u>11,763</u>

5. Auditors' remuneration

	31.12.21	31.12.20
	£	£
Fees payable to the company's auditors for the audit of the company's financial statements	<u>21,000</u>	<u>22,600</u>

6. Exceptional items

	31.12.21	31.12.20
	£	£
Fair value movement on investment property	<u>(40,498,333)</u>	<u>-</u>

7. Taxation

Analysis of the tax (credit)/charge

The tax (credit)/charge on the loss for the year was as follows:

	31.12.21	31.12.20
	£	£
Current tax:		
UK corporation tax	674,566	544,701
Deferred tax	<u>(7,706,012)</u>	<u>-</u>
Tax on (loss)/profit	<u>(7,031,446)</u>	<u>544,701</u>

8. Individual income statement

As permitted by Section 408 of the Companies Act 2006, the Income Statement of the parent company is not presented as part of these financial statements.

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

9. Tangible fixed assets

Group

	Fixtures and fittings £	Computer equipment £	Totals £
Cost			
At 1 January 2021	119,373	25,591	144,964
Disposals	(14,701)	(22,875)	(37,576)
At 31 December 2021	<u>104,672</u>	<u>2,716</u>	<u>107,388</u>
Depreciation			
At 1 January 2021	21,243	23,742	44,985
Charge for year	26,168	804	26,972
Eliminated on disposal	(14,701)	(22,875)	(37,576)
At 31 December 2021	<u>32,710</u>	<u>1,671</u>	<u>34,381</u>
Net book value			
At 31 December 2021	<u>71,962</u>	<u>1,045</u>	<u>73,007</u>
At 31 December 2020	<u>98,130</u>	<u>1,849</u>	<u>99,979</u>

Company

	Fixtures and fittings £
Cost	
At 1 January 2021 and 31 December 2021	<u>104,672</u>
Depreciation	
At 1 January 2021	6,542
Charge for year	26,168
At 31 December 2021	<u>32,710</u>
Net book value	
At 31 December 2021	<u>71,962</u>
At 31 December 2020	<u>98,130</u>

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

10. **Fixed asset investments**

Company

**Shares in
group
undertakings
£**

Cost

At 1 January 2021
and 31 December 2021

3

Net book value

At 31 December 2021
At 31 December 2020

3

3

The group or the company's investments at the Balance Sheet date in the share capital of companies include the following:

Subsidiaries

Dynamic Estates Limited

Registered office: England
Nature of business: Property letting

Class of shares: %
holding
Ordinary shares 100.00

31.12.21 **31.12.20**
£ **£**

Aggregate capital and reserves 57,239,296 85,013,518
(Loss)/profit for the year (27,774,222) 2,325,858

Parkview Estates Management Limited

Registered office: England
Nature of business: Property management

Class of shares: %
holding
Ordinary shares 100.00

31.12.21 **31.12.20**
£ **£**

Aggregate capital and reserves (1,590,625) (1,705,462)
Profit for the year 114,837 89,294

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

11. Investment property

Group

	Total £
Fair value	
At 1 January 2021	174,998,333
Revaluations	<u>(40,498,333)</u>
At 31 December 2021	<u>134,500,000</u>
Net book value	
At 31 December 2021	<u>134,500,000</u>
At 31 December 2020	<u>174,998,333</u>

The leasehold investment property was valued on a fair value basis by the Director R J Z S Ahmed as at 31st December 2021.

The historical cost of the property is £105,360,794.

Fair value at 31 December 2021 is represented by:

	£
Valuation in 2015	69,637,539
Valuation in 2021	<u>(40,498,333)</u>
Cost	<u>105,360,794</u>
	<u>134,500,000</u>

Company

	Total £
Fair value	
At 1 January 2021	10,368,333
Revaluations	<u>(2,399,453)</u>
At 31 December 2021	<u>7,968,880</u>
Net book value	
At 31 December 2021	<u>7,968,880</u>
At 31 December 2020	<u>10,368,333</u>

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

11. Investment property - continued

Company

The leasehold investment property was valued on a fair value basis by the Director R J Z S Ahmed as at 31st December 2021.

The historical cost of the property is £6,885,794.

Fair value at 31 December 2021 is represented by:

	£
Valuation in 2015	3,482,539
Valuation in 2021	(2,399,453)
Cost	<u>6,885,794</u>
	<u>7,968,880</u>

12. Debtors: amounts falling due within one year

	Group		Company	
	31.12.21	31.12.20	31.12.21	31.12.20
	£	£	£	£
Trade debtors	462,867	646,268	34,788	35,716
Amounts owed by group undertakings	-	-	74,935,779	76,847,297
Other debtors	2,758,654	1,650,875	346,715	189,022
	<u>3,221,521</u>	<u>2,297,143</u>	<u>75,317,282</u>	<u>77,072,035</u>

13. Creditors: amounts falling due within one year

	Group		Company	
	31.12.21	31.12.20	31.12.21	31.12.20
	£	£	£	£
Trade creditors	226,200	341,864	20,595	137,221
Amounts owed to group undertakings	51,033,313	52,933,313	55,899,362	57,681,755
Taxation and social security	563,830	376,957	-	-
Other creditors	2,184,314	1,898,343	290,676	107,452
	<u>54,007,657</u>	<u>55,550,477</u>	<u>56,210,633</u>	<u>57,926,428</u>

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

14. Provisions for liabilities

	Group		Company	
	31.12.21	31.12.20	31.12.21	31.12.20
	£	£	£	£
Deferred tax				
Accelerated capital allowances	-	7,706,012	-	300,591
Group				
				Deferred tax
				£
Balance at 1 January 2021				7,706,012
Provided during year				(7,706,012)
Balance at 31 December 2021				-
Company				
				Deferred tax
				£
Balance at 1 January 2021				300,591
Provided during year				(300,591)
Balance at 31 December 2021				-

15. Called up share capital

Called-up share capital represents the nominal value of shares that have been issued.

16. Reserves

	Non-distributable		
	Retained earnings	fair value	Totals
	£	£	£
At 1 January 2021	18,103,310	96,246,527	114,349,837
Deficit for the year	(29,943,651)		(29,943,651)
Transfer to Non-distributable fair value reserve	32,792,321	(32,792,321)	-
At 31 December 2021	20,951,980	63,454,206	84,406,186

Notes to the Consolidated Financial Statements - continued
for the Year Ended 31 December 2021

16. Reserves - continued

Company

	Retained earnings £	Non-distributable fair value £	Totals £
At 1 January 2021	26,154,375	3,181,948	29,336,323
Deficit for the year	(2,169,431)		(2,169,431)
Transfer to Non-distributable fair value reserve	2,098,862	(2,098,862)	-
At 31 December 2021	<u>26,083,806</u>	<u>1,083,086</u>	<u>27,166,892</u>

Retained earnings reserve

The retained earnings reserve records retained earnings and accumulated losses.

Non distributable fair value reserve - Leasehold Investment Property revaluations

The fair value reserve records the value of asset revaluations and fair value movements on assets recognised in other comprehensive income.

17. Related party disclosures

Company and group

During the year the company had the following transactions with its parent company Farmont Investors Corp:

Farmont Investors Corp

	31.12.21 £	31.12.20 £
Balance brought forward	(52,933,313)	(54,483,313)
Monies repaid by Farmont Baker Street Limited	1,900,000	1,550,000
Balance carried forward	<u>(51,033,313)</u>	<u>(52,933,313)</u>

The above loan is interest free and repayable on demand.

18. Ultimate controlling party

The director regards, Landmark Network Real Estate LLC a company incorporated in the United Arab Emirates as the ultimate holding company and controlling party.

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.