

Registration number: 07891655

Labs Worldwide Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2021



Labs Worldwide Limited

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Labs Worldwide Limited

Company Information

Directors	Eylon Garfunkel Margarita Nikolaeva Milosavljevic
Registered office	Labs Dockray 1-7 Dockray Place London NW1 8QH
Auditors	KPMG LLP 15 Canada Square Canary Wharf London United Kingdom E14 5GL

Labs Worldwide Limited

Directors' Report for the Year Ended 31 March 2021

The directors present their annual report and the financial statements for the year ended 31 March 2021.

Principal activity

The principal activity of the company is providing shared workspaces, event management and provision of food and services within own or leased real estate.

Directors of the company

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

Yaron Shahar (resigned 6 September 2021)

Eylon Garfunkel

The following director was appointed after the year end:

Margarita Nikolaeva Milosavljevic (appointed 6 September 2021)

Results and dividends

The results for the year are set out on page 8.

No ordinary dividends were paid or declared during the year (2020 nil). The directors do not recommend payment of a final dividend.

Going concern

Covid-19

The Company is a member of the Labtech Investments Limited group ('the Group'). In response to the impact of the coronavirus (Covid-19) outbreak, the Group has successfully tested and implemented business continuity procedures (BCP) that have included the majority of the Group's staff working from home, pausing all international travel, asking staff to avoid public transport and introducing other social distancing measures in accordance with relevant government guidance. The Group is also monitoring the BCP effectiveness of key service providers. The pandemic is causing significant financial market and social dislocation and the ultimate extent of the effect of this on the Group is uncertain, but the Directors remain confident as to the Group's continued viability. Further details on the impact of Covid-19 on the Group can be found in note 2.

Reappointment of auditors

The auditors KPMG LLP are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Disclosure of information to the auditors

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 company's auditor 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 company's auditor is aware of that information.

Approved by the Board on 01.03.2022..... and signed on its behalf by:



.....
Eylon Garfunkel
Director

Labs Worldwide Limited

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' 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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

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 Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and 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;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Labs Worldwide Limited

Independent Auditor's Report to the Members of Labs Worldwide Limited

Opinion

We have audited the financial statements of Labs Worldwide Limited ("the Company") for the year ended 31 March 2021 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom accounting standards, including FRS 102 *The financial Reporting Standards applicable in the UK and republic of Ireland*; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Labs Worldwide Limited

Independent Auditor's Report to the Members of Labs Worldwide Limited

Fraud and breaches of laws and regulations - ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of the directors of whether they are aware of fraud and of the Company's high-level policies and procedures to prevent and detect fraud.
- Reading Board minutes.
- Using analytical procedures to identify any usual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition because the Company's income primarily arises from operating lease contracts with fixed, or highly predictable amounts.

We did not identify any additional fraud risks.

We also performed procedures including:

- identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts as well as material post-closing journals;

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the directors (as required by auditing standards) and discussed with the directors the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies' legislation), distributable profits and taxation legislation. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, anti-bribery, landlord and tenant legislation, property laws and building legislation and certain aspects of company legislation, recognising the nature of the Company's activities and its legal form. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

Labs Worldwide Limited

Independent Auditor's Report to the Members of Labs Worldwide Limited

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws or regulation.

Directors' report

The directors are responsible for directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statement audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatement in the Directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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; or
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 3, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the 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 they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Labs Worldwide Limited

Independent Auditor's Report to the Members of Labs Worldwide Limited

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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.

.....
Jonathan Tricker (Senior Statutory Auditor)
For and on behalf of KPMG LLP, Statutory Auditor

15 Canada Square
Canary Wharf
London
United Kingdom
E14 5GL

Date:.....

Labs Worldwide Limited

Statement of Comprehensive Income for the Year Ended 31 March 2021

	Note	31 March 2021 £	31 March 2020 £
Revenue	4	17,020,371	19,226,435
Cost of sales	5	<u>(14,245,151)</u>	<u>(15,487,372)</u>
Gross profit		2,775,220	3,739,063
Administrative expenses		<u>(8,287,961)</u>	<u>(7,227,925)</u>
Operating loss	6	(5,512,741)	(3,488,862)
Other interest receivable and similar income		<u>17</u>	<u>-</u>
Loss before tax		(5,512,724)	(3,488,862)
Tax on loss	9	<u>-</u>	<u>-</u>
Loss for the financial year		<u><u>(5,512,724)</u></u>	<u><u>(3,488,862)</u></u>

The above results were derived from continuing operations.

There were no items of other comprehensive income in the current or prior year.

The notes on pages 11 to 21 form an integral part of these financial statements.

Labs Worldwide Limited

(Registration number: 07891655)

Statement of Financial Position as at 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Intangible assets	10	8,516	11,340
Property, plant and equipment	11	<u>3,283,524</u>	<u>4,204,857</u>
		<u>3,292,040</u>	<u>4,216,197</u>
Current assets			
Trade and other receivables	12	9,799,988	7,986,456
Cash and cash equivalents	13	<u>2,048,262</u>	<u>3,330,299</u>
		11,848,250	11,316,755
Creditors: Amounts falling due within one year	14	<u>(36,812,706)</u>	<u>(30,053,846)</u>
Net current liabilities		<u>(24,964,456)</u>	<u>(18,737,091)</u>
Total assets less current liabilities		(21,672,416)	(14,520,894)
Creditors: Amounts falling due after more than one year	14	<u>-</u>	<u>(1,638,798)</u>
Net liabilities		<u>(21,672,416)</u>	<u>(16,159,692)</u>
Equity			
Called up share capital	15	900	900
Retained earnings		<u>(21,673,316)</u>	<u>(16,160,592)</u>
Total equity		<u>(21,672,416)</u>	<u>(16,159,692)</u>

Approved and authorised by the Board on 01.03.2022.... and signed on its behalf by:



Eylon Garfunkel
Director

Labs Worldwide Limited

Statement of Changes in Equity for the Year Ended 31 March 2021

	Share capital £	Retained earnings £	Total £
At 1 April 2020	900	(16,160,592)	(16,159,692)
Loss for the year	-	(5,512,724)	(5,512,724)
Total comprehensive loss	-	(5,512,724)	(5,512,724)
At 31 March 2021	900	(21,673,316)	(21,672,416)
	Share capital £	Retained earnings £	Total £
At 1 April 2019	900	(12,671,730)	(12,670,830)
Loss for the year	-	(3,488,862)	(3,488,862)
Total comprehensive loss	-	(3,488,862)	(3,488,862)
At 31 March 2020	900	(16,160,592)	(16,159,692)

The notes on pages 11 to 21 form an integral part of these financial statements.

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is Labs Dockray, 1-7 Dockray Place, London, NW1 8QH, United Kingdom.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the requirements of the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention. The principal accounting policies adopted are set out below.

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

Summary of disclosure exemptions

The Company has taken advantages of the following exemptions in preparing financial statements, as permitted by FRS 102:

- the requirements of Section 7 Statement of Cash Flows as the Company is small and
- the requirements of Section 33 Related Party Disclosures paragraph 33.1A

The Company has taken advantage of the exemption available in section 414B of the Companies Act 2006 not to prepare a Strategic Report..

Going concern

The Company is a member of the Labtech Investments Limited group ('the Group').

As at 31 March 2021 the Company has net current liabilities of £21,672,416. Further, the Company is reliant on the Group to perform certain operational and administrative functions on behalf of the Company. The Group has indicated its intention to provide financial support as is necessary, and to not demand repayment of existing funding, if the Company does not have sufficient funds to do so. As with any reliance on others for financial support, the Directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, taking into account the financial position of the Group described below, the Directors have no reason to believe it will not do so.

In assessing the ability of the Group to continue to support the Company, the Directors have considered the ability of the Group to continue as a going concern.

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

2 Accounting policies (continued)

The Group meets its day-to-day working capital requirements from rental income, proceeds from the sale of non-core assets, accumulated cash balances and, if necessary, loans from its shareholder. Rent collections have reduced following the onset of the Covid-19 pandemic and are starting to recover. The Group continues to monitor the UK government's regulations and adjust its operations accordingly. Future trading performance of the Group's tenants is uncertain, and a reduced level of revenue may continue to be the situation in future months. However, before considering the impact of loan covenants on external facilities as described below, the Directors consider the Group has sufficient cash to meet its obligations as they fall due for a period of at least 12 months from the date of approval of these financial statements.

The Group has a range of loan facilities, with each loan secured on specific property assets held by the Group. The most significant loan is secured on the majority of the Group's investment property. Given the potential impact on prospective covenant compliance due to the impact of Covid-19, the Group has agreed with the Lender a covenant waiver period up to and including, the February 2023 covenant measurement date. The Directors forecast that covenants will be complied with, including in downside scenarios, by and after the next covenant measurement date in February 2023.

As a result of the above considerations the Directors have prepared these financial statements on a going concern basis.

Revenue recognition

Revenue is recognised to the extent that is probable that the economic benefits will flow to the company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty. The company has concluded that it is the principal in all of its revenue arrangements since it is the primary obligator in all the revenue arrangements, has pricing latitude and is also exposed to credit risks. The specific recognition criteria described below must also be met before revenue is recognised.

Rental income arising from operating leases is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of comprehensive income due to its operating nature.

Revenue from the sales of goods is recognised when the significant risk and rewards of ownership of the goods have passed to the buyer (usually on dispatch of goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transactions will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Foreign currency transactions and balances

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the statement of comprehensive income for the period.

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

2 Accounting policies (continued)

Impairment of non-current assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those asset 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 estimate the recoverable amount of the cash generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimate 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 the statement of comprehensive income, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as 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 the statement of comprehensive income, 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.

Intangible assets

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

- Amortisation

Amortisation is recognised so as to write off the cost of assets less their estimated residual value, over their useful life on the following bases:

- Asset class	Amortisation method and rate
Software	20% straight line

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 overdraft. Bank overdrafts are shown within borrowings in current liabilities.

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

2 Accounting policies (continued)

Financial Instruments

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

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instruments.

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

Basic financial assets

Basic financial asset, which include debtors, are initially measured at transaction price including transaction cost and subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

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

Basic financial liabilities

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from supplies. Amounts payable are classified as current liabilities if payment 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.

Leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the statement of comprehensive income on a straight-line basis over the period of the lease.

Rental payable under operating leases, including any lease incentives received, are charged to the statement of comprehensive income 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.

Interests in property held under an operating lease are not elected to be held as investment property under FRS 102.16.3.

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

2 Accounting policies (continued)

Equity instruments

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

Tax

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 statement of comprehensive income because it exclude items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current year 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. Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction of other event that resulted in the tax expense or income. Deferred tax asset and liabilities are offset when the company has a legally enforceable right to offset the current tax assets and liabilities and the deferred tax assets and liabilities related to taxes levied by the same tax authority.

Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

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

Asset class	Depreciation method and rate
Land and buildings	25% Reducing Balance
Fixtures and fittings	25% Reducing Balance
Plant and machinery	25% Reducing Balance
Office equipment	25% Reducing Balance

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

3 Critical accounting judgement and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimations 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 estimates 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.

The directors do not consider there to be any estimates and assumptions which have a significant risk of causing material adjustments to the carrying amounts of assets and liabilities.

4 Revenue

The analysis of the company's revenue for the year from continuing operations is as follows:

	2021	2020
	£	£
Rental income	16,320,893	16,949,852
Sale of goods	221	166,559
Rendering of services	372,924	1,235,259
Royalties received	326,333	82,015
Other revenue	-	792,750
	<u>17,020,371</u>	<u>19,226,435</u>

All revenue is generated within the United Kingdom.

5 Cost of sale

Amounts previously recognised in administrative expenses of £14,221,291 (2020: £15,487,372) relating to overheads being recharged to Group entities, has been reclassified and presented as cost of sales. The reclassification adjustment for both the current and comparative financial year is within profit and loss and is only a presentational change.

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

6 Operating loss

Operating loss for the year is stated after charging:

	2021 £	2020 £
Depreciation expense	986,775	1,284,839
Amortisation expense	2,824	30,607
Foreign exchange losses	10,003	2,725
Operating lease expense - property	<u>12,694,360</u>	<u>12,287,798</u>

7 Staff costs

The company had no employees (2020: £nil) other than directors. The directors received no remuneration for the services to the company (2020: £nil).

8 Auditors' remuneration

	2021 £	2020 £
Audit of the financial statements	<u>4,625</u>	<u>10,000</u>

The audit fee of £4,625 (2020: £10,000) for the year was borne by Labtech London Limited, a fellow group undertaking. There were no non-audit services provided by the company's auditors during the year (2020: £nil).

9 Taxation

The actual 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 :

	2021 £	2020 £
Loss before tax	<u>(5,512,724)</u>	<u>(3,488,862)</u>
Corporation tax at standard rate of tax in UK 19% (2020: 19%)	(1,047,418)	(662,884)
Effect of expense not deductible in determining taxable profit (tax loss)	-	22,821
Tax increase from effect of capital allowances and depreciation	-	249,935
Tax increase arising from group relief	<u>1,047,418</u>	<u>390,128</u>
Total tax charge/(credit)	<u>-</u>	<u>-</u>

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

10 Intangible assets

	Software £	Total £
Cost		
At 1 April 2020	155,535	155,535
At 31 March 2021	155,535	155,535
Amortisation and impairment		
At 1 April 2020	144,195	144,195
Amortisation charge	2,824	2,824
At 31 March 2021	147,019	147,019
Carrying amount		
At 31 March 2021	8,516	8,516
At 31 March 2020	11,340	11,340

11 Property, plant and equipment

	Land and buildings £	Fixtures and fittings £	Plant and machinery £	Office equipment £	Total £
Cost					
At 1 April 2020	1,556,816	3,025,794	-	1,606,760	6,189,370
Additions	2,233	40,484	5,852	16,874	65,443
At 31 March 2021	1,559,049	3,066,278	5,852	1,623,634	6,254,813
Depreciation and impairment					
At 1 April 2020	423,650	1,086,319	-	474,544	1,984,513
Depreciation charge for the year	298,921	403,693	98	284,064	986,776
At 31 March 2021	722,571	1,490,012	98	758,608	2,971,289
Carrying amount					
At 31 March 2021	836,478	1,576,266	5,754	865,026	3,283,524
At 31 March 2020	1,133,166	1,939,475	-	1,132,216	4,204,857

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

12 Trade and other receivables

	2021 £	2020 £
Trade receivables	1,647,070	2,533,645
Amounts owed by group undertakings	2,358,460	3,223,697
Other receivables	1,766,263	5,806
Prepayments	3,704,195	2,026,086
Accrued income	324,000	197,222
	<u>9,799,988</u>	<u>7,986,456</u>

Amounts owed by group undertakings are interest free and payable on demand.

13 Cash and cash equivalents

	2021 £	2020 £
Cash at bank	<u>2,048,262</u>	<u>3,330,299</u>

Balances held by the company that are not available for use by the company

The cash and cash equivalents includes £2,035,699 (2020: £3,318,877) that is held on behalf of tenants as tenancy deposit.

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

14 Creditors

	2021 £	2020 £
Due within one year		
Trade creditors	2,161,756	2,900,744
Amounts due to group undertakings	24,865,558	17,134,848
Social security and other taxes	398,353	162,376
Other payables	2,047,552	1,680,079
Accruals	6,308,671	6,377,625
Deferred income	1,030,816	1,798,174
	<u>36,812,706</u>	<u>30,053,846</u>
Due after one year		
Other non-current financial liabilities	<u>-</u>	<u>1,638,798</u>

Amounts owed to group undertakings are interest free and repayable on demand.

15 Share capital

Allotted, called up and fully paid shares

	2021		2020	
	No.	£	No.	£
900 Ordinary shares of £1 each	<u>900</u>	<u>900</u>	<u>900</u>	<u>900</u>

16 Obligations under leases and hire purchase contracts

Operating leases- lessee

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

	2021 £	2020 £
Not later than one year	12,911,975	12,911,975
Later than one year and not later than five years	51,647,900	51,647,900
Later than five years	128,200,711	141,112,686
	<u>192,760,586</u>	<u>205,672,561</u>

Labs Worldwide Limited

Notes to the Financial Statements for the Year Ended 31 March 2021

16 Obligations under leases and hire purchase contracts (continued)

Operating leases - lessor

At the reporting end date the company had contracted with tenants for the following minimum lease receipts:

	2021	2020
	£	£
Not later than one year	2,610,076	10,420,654
Later than one year and not later than five years	<u>914,613</u>	<u>2,450,752</u>
	<u>3,524,689</u>	<u>12,871,406</u>

17 Parent and ultimate parent undertaking

The company was transferred out of Runtech Group Limited on 12 September 2019. The company's immediate parent is now Labtech Operations Limited, incorporated in the UK.

The ultimate parent is The Goodheart Trust, a trust established under the laws of the Isle of Man.

The ultimate controlling party is Labtech Investments Limited.

The parent of the largest group in which these financial statements are consolidated is Labtech Investments Limited, incorporated in Guernsey.

The address of Labtech Investments Limited is:

P.O. Box 186, Royal Chambers, St. Julian's Avenue, St. Peter Port, GY1 4HP, Guernsey.

The consolidated financial statements of Labtech Investments Limited are not available to the public.

The parent of the smallest group in which these financial statements are consolidated is Divanyx Investments Limited, incorporated in British Virgin Islands.

The address of Divanyx Investments Limited is:

Quastisky Building, 3rd Floor, P.O. Box 905, Road Town, Tortola, VG1 110, BVI.