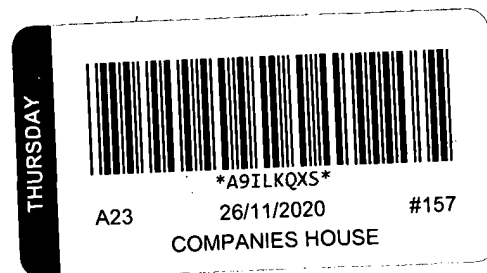


**COMPANY REGISTRATION NUMBER: 08790707**

**MAGNIFICENT BUILDINGS LIMITED  
FILLETED UNAUDITED FINANCIAL STATEMENTS  
30 NOVEMBER 2019**



# MAGNIFICENT BUILDINGS LIMITED

## BALANCE SHEET

30 NOVEMBER 2019

	Note	2019 £	2018 £
<b>FIXED ASSETS</b>			
Tangible assets	5	5,111,891	4,966,010
<b>CURRENT ASSETS</b>			
Debtors	6	573,740	405,856
Cash at bank and in hand		<u>179,543</u>	<u>7,143</u>
		753,283	412,999
<b>CREDITORS: amounts falling due within one year</b>	7	<u>(711,469)</u>	<u>(1,639,165)</u>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		<u>41,814</u>	<u>(1,226,166)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		5,153,705	3,739,844
<b>CREDITORS: amounts falling due after more than one year</b>	8	(3,912,746)	(2,594,738)
<b>PROVISIONS</b>			
Taxation including deferred tax	9	<u>(229,000)</u>	<u>(212,000)</u>
<b>NET ASSETS</b>		<u>1,011,959</u>	<u>933,106</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		100	100
Profit and loss account		<u>1,011,859</u>	<u>933,006</u>
<b>SHAREHOLDERS FUNDS</b>		<u>1,011,959</u>	<u>933,106</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the profit and loss account has not been delivered.

For the year ending 30 November 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The balance sheet  
continues on the following page.


The notes on pages 3 to 7 form part of these financial statements.

**MAGNIFICENT BUILDINGS LIMITED**

**BALANCE SHEET** *(continued)*

**30 NOVEMBER 2019**

These financial statements were approved by the board of directors and authorised for issue on 18 November 2020, and are signed on behalf of the board by:



H Bondi  
Director

Company registration number: 08790707

The notes on pages 3 to 7 form part of these financial statements.

**MAGNIFICENT BUILDINGS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 NOVEMBER 2019**

**1. GENERAL INFORMATION**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

The Covid-19 pandemic is expected to adversely affect the wider macro economy. It is possible that property valuations and rental income will both decline due to the pandemic and associated lockdown. These risks are beyond the control of the company and the full financial effects cannot currently be quantified.

Notwithstanding the uncertainty, the financial statements have been prepared in accordance with the accounting principle appropriate to a going concern, as the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due, based on the company's available sources of finance.

**Judgements and key sources of estimation uncertainty**

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The directors do not consider there are any critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods supplied and services rendered, stated net of discounts and of Value Added Tax.

**MAGNIFICENT BUILDINGS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 30 NOVEMBER 2019**

**3. ACCOUNTING POLICIES** *(continued)*

**Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Acquisitions and disposals of properties**

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly.

**Investment property**

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

- Investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and
- No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is determined by the directors based on their understanding of property market conditions and the specific property concerned, using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect status of occupation and condition.

**Fixed Assets**

All fixed assets are initially recorded at cost.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings                      -     20% straight line

**MAGNIFICENT BUILDINGS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 30 NOVEMBER 2019**

**3. ACCOUNTING POLICIES** *(continued)*

**Financial instruments**

A financial asset or a financial liability is recognised only when the entity 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.

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.

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.

**4. EMPLOYEE NUMBERS**

The average number of persons employed by the company during the year, including the directors, amounted to nil (2018: nil).

**5. TANGIBLE ASSETS**

	Investment property £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>			
At 1 December 2018	4,950,000	20,596	<b>4,970,596</b>
Additions	61,336	—	<b>61,336</b>
Revaluations	88,664	—	<b>88,664</b>
<b>At 30 November 2019</b>	<b>5,100,000</b>	<b>20,596</b>	<b>5,120,596</b>
<b>Depreciation</b>			
At 1 December 2018	—	4,586	<b>4,586</b>
Charge for the year	—	4,119	<b>4,119</b>
<b>At 30 November 2019</b>	<b>—</b>	<b>8,705</b>	<b>8,705</b>
<b>Carrying amount</b>			
<b>At 30 November 2019</b>	<b>5,100,000</b>	<b>11,891</b>	<b>5,111,891</b>
At 30 November 2018	4,950,000	16,010	4,966,010

The historical cost of the investment properties is £3,730,541 (2018: £3,669,205).

**MAGNIFICENT BUILDINGS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 30 NOVEMBER 2019**

**6. DEBTORS**

	2019	2018
	£	£
Trade debtors	2,745	27,803
Other debtors	570,995	378,053
	<u>573,740</u>	<u>405,856</u>

Other debtors include amounts of £341,631 due from Stormcell Limited and £149,380 due from Crownage Limited, companies with directors in common with this company.

**7. CREDITORS: amounts falling due within one year**

	2019	2018
	£	£
Bank loans and overdrafts	60,607	555,327
Trade creditors	17,707	24,008
Other creditors	633,155	1,059,830
	<u>711,469</u>	<u>1,639,165</u>

The bank loans are secured on the investment properties of the company.

Included within other creditors are amounts aggregating £36,673 due to Magnificent Estates Limited, £511,024 due to Templiss Properties Limited and £13,670 due to P & I Investments Limited, companies with directors in common with this company. Also included within other creditors is an amount of £24,010 owed to a director of the company.

**8. CREDITORS: amounts falling due after more than one year**

	2019	2018
	£	£
Bank loans and overdrafts	2,394,344	451,336
Other creditors	1,518,402	2,143,402
	<u>3,912,746</u>	<u>2,594,738</u>

The bank loans are secured on the investment properties and personal guarantees by a director of the company and are repayable by July 2024 and December 2035.

Other creditors includes an amount of £1,518,402 due to Templiss Properties Limited. The loan bears interest at a rate of 5% per annum and is repayable by 31 March 2025.

**9. PROVISIONS**

	Deferred tax
	£
At 1 December 2018	212,000
Additions	17,000
<b>At 30 November 2019</b>	<u><b>229,000</b></u>

The provision for deferred tax is in relation to the revaluation of investments properties.

**MAGNIFICENT BUILDINGS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 30 NOVEMBER 2019**

**10. EVENTS AFTER THE END OF THE REPORTING PERIOD**

The Covid-19 pandemic is expected to adversely affect the wider macro economy. It is possible that property valuations and rental income will both decline due to the pandemic and associated lockdown. These risks are beyond the control of the company and the full financial effects cannot currently be quantified.