

COMPANY REGISTRATION NUMBER: 08790707

MAGNIFICENT BUILDINGS LIMITED
FILLETED UNAUDITED FINANCIAL STATEMENTS
30 NOVEMBER 2017



MAGNIFICENT BUILDINGS LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 30 NOVEMBER 2017

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MAGNIFICENT BUILDINGS LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

THE BOARD OF DIRECTORS

Mr H Bondi
Mr L H Bondi

COMPANY SECRETARY

Y Bondi

REGISTERED OFFICE

New Burlington House
1075 Finchley Road
London
NW11 0PU

MAGNIFICENT BUILDINGS LIMITED

BALANCE SHEET

30 NOVEMBER 2017

	Note	2017 £	2016 £
FIXED ASSETS			
Tangible assets	5	4,500,558	2,510,653
CURRENT ASSETS			
Debtors	6	323,967	333,141
Cash at bank and in hand		<u>11,589</u>	<u>278,275</u>
		335,556	611,416
CREDITORS: amounts falling due within one year	7	<u>(1,092,563)</u>	<u>(316,503)</u>
NET CURRENT (LIABILITIES)/ASSETS		<u>(757,007)</u>	<u>294,913</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		3,743,551	2,805,566
CREDITORS: amounts falling due after more than one year	8	(2,836,213)	(2,100,067)
PROVISIONS			
Taxation including deferred tax	9	<u>(144,000)</u>	<u>(117,000)</u>
NET ASSETS		<u>763,338</u>	<u>588,499</u>
CAPITAL AND RESERVES			
Called up share capital		100	100
Profit and loss account		<u>763,238</u>	<u>588,399</u>
SHAREHOLDERS FUNDS		<u>763,338</u>	<u>588,499</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 2017 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.

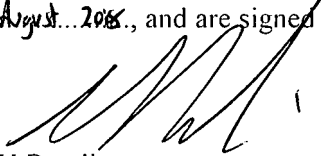
The notes on pages 4 to 9 form part of these financial statements.

MAGNIFICENT BUILDINGS LIMITED

BALANCE SHEET *(continued)*

30 NOVEMBER 2017

These financial statements were approved by the board of directors and authorised for issue on ~~24 August 2018~~, and are signed on behalf of the board by:



Mr H Bondi
Director

Company registration number: 08790707

The notes on pages 4 to 9 form part of these financial statements.

MAGNIFICENT BUILDINGS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 30 NOVEMBER 2017

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.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 December 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 10.

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.

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.

MAGNIFICENT BUILDINGS LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 30 NOVEMBER 2017

3. ACCOUNTING POLICIES *(continued)*

Taxation *(continued)*

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 whose fair value can be measured reliably without undue cost or effort 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 2017

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 (2016: nil).

5. TANGIBLE ASSETS

	Investment property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 December 2016	2,510,000	871	2,510,871
Additions	1,679,436	154	1,679,590
Revaluations	310,564	–	310,564
At 30 November 2017	4,500,000	1,025	4,501,025
Depreciation			
At 1 December 2016	–	218	218
Charge for the year	–	249	249
At 30 November 2017	–	467	467
Carrying amount			
At 30 November 2017	4,500,000	558	4,500,558
At 30 November 2016	2,510,000	653	2,510,653

The company's investment properties were valued by the directors at 30 November 2017 based on their understanding of property market conditions and the specific properties concerned. The historical cost of the investment properties is £3,482,892 (2016: £1,803,456).

MAGNIFICENT BUILDINGS LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 30 NOVEMBER 2017

6. DEBTORS

	2017	2016
	£	£
Trade debtors	12,451	2,194
Other debtors	311,516	330,947
	<u>323,967</u>	<u>333,141</u>

Other debtors include amounts of £252,248 and £22,727 due from Stormcell Limited and Magnificent Estates Limited respectively, companies whose directors' include directors of this company.

7. CREDITORS: amounts falling due within one year

	2017	2016
	£	£
Bank loans and overdrafts	553,997	14,000
Trade creditors	41,451	382
Corporation tax	–	35,261
Other creditors	497,115	266,860
	<u>1,092,563</u>	<u>316,503</u>

The bank loan is secured on the investment properties of the company.

Included within other creditors are amounts aggregating £159,785 (2016: £36,945) due to companies with directors in common with this company. Also included within other creditors is accrued loan interest of £306,985 (2016: £195,220) due to Templiss Properties Limited in relation to a loan facility shown in creditors due after one year.

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

	2017	2016
	£	£
Bank loans and overdrafts	467,811	481,665
Other creditors	2,368,402	1,618,402
	<u>2,836,213</u>	<u>2,100,067</u>

The bank loan is secured on the investment properties of the company and is repayable by December 2035.

Other creditors includes an amount of £2,368,402 due to Templiss Properties Limited, a company with a director in common with this company. The loan bears interest at a rate of 4.5% above that of England base rate and is repayable by 31 March 2020.

MAGNIFICENT BUILDINGS LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 30 NOVEMBER 2017

9. PROVISIONS

	Deferred tax
	£
At 1 December 2016	117,000
Additions	27,000
At 30 November 2017	<u>144,000</u>

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

10. TRANSITION TO FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 December 2015.

Reconciliation of equity

	1 December 2015			30 November 2016		
	As previously stated £	Effect of FRS 102 (as transition £	restated) £	As previously stated £	Effect of FRS 102 (as transition £	restated) £
Fixed assets	2,100,871	–	2,100,871	2,510,653	–	2,510,653
Current assets	433,163	–	433,163	611,416	–	611,416
Creditors: amounts falling due within one year	(291,942)	–	(291,942)	(316,503)	–	(316,503)
Net current (liabilities)/assets	141,221	–	141,221	294,913	–	294,913
Total assets less current liabilities	2,242,092	–	2,242,092	2,805,566	–	2,805,566
Creditors: amounts falling due after more than one year	(1,618,402)	–	(1,618,402)	(2,100,067)	–	(2,100,067)
Provisions	–	(93,000)	(93,000)	–	(117,000)	(117,000)
Net assets	623,690	(93,000)	530,690	705,499	(117,000)	588,499
Capital and reserves	623,690	(93,000)	530,690	705,499	(117,000)	588,499

MAGNIFICENT BUILDINGS LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 30 NOVEMBER 2017

10. TRANSITION TO FRS 102 *(continued)*

The following were changes in accounting policy arising from transition to FRS 102:

(i) Investment property

Previously, the company's investment property was held at market value, with aggregate surplus or deficit being recorded in the revaluation reserve, with the exception of permanent diminutions in value which were written off through the profit and loss account. Under FRS 102, this property is held at fair value, with changes in fair value being recorded in the profit and loss account.

(ii) Deferred tax on unrealised gains and losses on investment property

Previously, no deferred tax was recognised on the timing difference between the accounting and tax treatment on the revaluation of the company's investment properties. Under FRS 102, deferred tax is recognised on the difference between the cost for tax purposes and the fair value of the company's investment properties, with movements recorded in the profit and loss account.