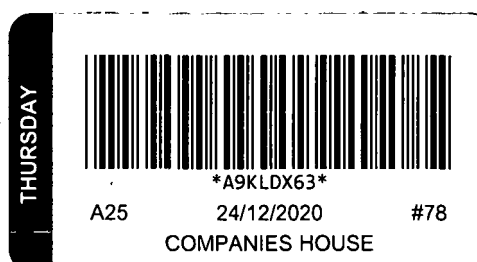

12 PROPERTY FE LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 DECEMBER 2019



12 PROPERTY FE LIMITED
REGISTERED NUMBER: 09351326

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	Note	2019 £	2019 £	2018 £	2018 £
Fixed assets					
Investments	4		234,876		234,876
Investment property	5		349,000		-
			<u>583,876</u>		<u>234,876</u>
Current assets					
Debtors: amounts falling due after more than one year	6	1,761,235	-	-	
Debtors: amounts falling due within one year	6	1,577,726		211,868	
Cash at bank and in hand	7	180,168		1,890,386	
		<u>3,519,129</u>		<u>2,102,254</u>	
Creditors: amounts falling due within one year	8	(2,330,444)		(693,209)	
Net current assets			<u>1,188,685</u>		<u>1,409,045</u>
Total assets less current liabilities			<u>1,772,561</u>		<u>1,643,921</u>
Net assets			<u>1,772,561</u>		<u>1,643,921</u>
Capital and reserves					
Called up share capital	9		400,010		110
Profit and loss account			1,372,551		1,643,811
			<u>1,772,561</u>		<u>1,643,921</u>

12 PROPERTY FE LIMITED
REGISTERED NUMBER: 09351326

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 DECEMBER 2019

The director considers that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

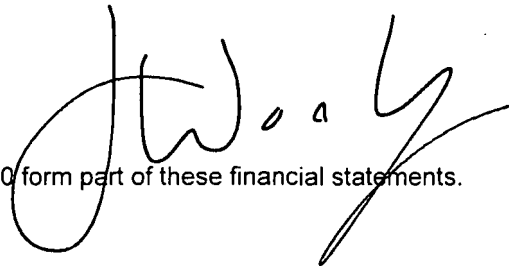
The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the Statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

22 December 2020

J L Woolf
Director



The notes on pages 4 to 10 form part of these financial statements.

12 PROPERTY FE LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2019

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2019	110	1,643,811	1,643,921
Comprehensive income for the year			
Loss for the year	-	(271,260)	(271,260)
Total comprehensive income for the year	-	(271,260)	(271,260)
Shares issued during the year	399,900	-	399,900
Total transactions with owners	399,900	-	399,900
At 31 December 2019	400,010	1,372,551	1,772,561

The notes on pages 4 to 10 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018

	Called up share capital	Investment property reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 January 2018	110	2,891,960	(830,007)	2,062,063
Comprehensive income for the year				
Loss for the year	-	-	(989,508)	(989,508)
Total comprehensive income for the year	-	-	(989,508)	(989,508)
Transfer to profit and loss account	-	-	3,463,326	3,463,326
Transfer from Investment property reserve	-	(2,891,960)	-	(2,891,960)
Total transactions with owners	-	(2,891,960)	3,463,326	571,366
At 31 December 2018	110	-	1,643,811	1,643,921

The notes on pages 4 to 10 form part of these financial statements.

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. General information

12 Property FE Limited is a company limited by shares, incorporated in England and Wales. The address of the registered office is 3 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, UB8 2FX.

The company specialises in property and general investment.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

The director has taken consideration of the impact of COVID-19 on the business and the withdrawal of the United Kingdom from the European Union. The director notes that the company is trading adequately and has sufficient working capital and other finance available to continue trading for a period of not less than 12 months from the Statement of financial position date. As such, the director believes that there are no significant uncertainties in their assessment of whether the business is a going concern and therefore has prepared the accounts on a going concern basis.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

Rental income is recognised when services are provided.

2.4 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

2. Accounting policies (continued)

2.5 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

2.7 Taxation

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

2.8 Investment property

Investment property is carried at fair value determined annually by external valuers or the director derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

2.9 Valuation of investments

Investments in unlisted shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

2.10 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019

2. Accounting policies (continued)

2.11 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.12 Creditors

Creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.13 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Investments in non-derivative instruments that are equity to the issuer are measured:

- at fair value with changes recognised in the Statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

2. Accounting policies (continued)

2.13 Financial instruments (continued)

position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate. The company does not currently apply hedge accounting for interest rate and foreign exchange derivatives.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2018 - 3).

4. Fixed asset investments

	Other fixed asset investments £
Cost and net book value	
At 1 January 2019	234,876
At 31 December 2019	<u>234,876</u>

5. Investment property

	Investment property £
Valuation	
Additions at cost	349,000
At 31 December 2019	<u>349,000</u>

The 2019 valuation was made by the director, on an open market value for existing use basis.

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019

6. Debtors

	2019 £	2018 £
Due after more than one year		
Other debtors	1,761,235	-
	<u>1,761,235</u>	<u>-</u>

Other debtors due after more than one year is made up of certain credits purchased by the company which was owned by Banca Cambiano 1884 S.p.A. (the Bank) towards the Italian company Azienda Agricola Castello di Santa Maria Novella S.r.l. (the Debtor). The credits had been claimed by the Bank through judicial proceedings which is now pending the execution phase-for property seizure of Castello di Santa Maria Novella before the Court of Florence. The credits purchased are secured by a mortgage on the property of Castello di Santa Maria Novella. The cost of the debt acquired and any associated costs is shared equally between the company and Natasha Investments Ltd.

	2019 £	2018 £
Due within one year		
Amounts owed by group undertakings	665,173	110,324
Amounts owed by related undertakings	812,543	-
Other debtors	100,010	101,544
	<u>1,577,726</u>	<u>211,868</u>

7. Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	180,168	1,890,386
	<u>180,168</u>	<u>1,890,386</u>

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

8. Creditors: Amounts falling due within one year

	2019 £	2018 £
Trade creditors	3,013	13,492
Amounts owed to group undertakings	1,748,880	400,000
Corporation tax	-	148,850
Other creditors	578,195	130,867
Accruals and deferred income	356	-
	<u>2,330,444</u>	<u>693,209</u>

9. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
400,000 (2018 - 100) Ordinary A shares of £1 each	400,000	100
10 Ordinary B shares of £1 each	10	10
	<u>400,010</u>	<u>110</u>

On 4 January 2019, 399,900 Ordinary A shares of £1 were issued at par in cash and fully paid.

Ordinary A £1 shares and Ordinary B £1 shares are separate classes of shares for the purpose of declaring dividends.

Ordinary B £1 shares are non-voting and participate in income and on a return of capital only by a resolution of the holders of the Ordinary A shares.

10. Pension commitments

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £Nil (2018 - £600).

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

11. Related party transactions

Included within other creditors is an amount of £286 (2018 - £286) due to the director. No interest is charged on this loan.

Included within other creditors is an amount of £Nil (2018 - £Nil) owed to a company who was a shareholder for part of the prior year. The interest accrued on this loan during the period was £Nil (2018 - £5,039).

Included within other creditors is an amount of £Nil (2018 - £Nil) owed to a party who was a shareholder for part of the prior year. The interest accrued on this loan during the period was £Nil (2018 - £10,008).

Included within other creditors is an amount of £349,000 (2018 - £Nil) owed to a company in which the director is also a director.

Included within creditors is an amount of £1,748,880 (2018 - £400,000) owed to the parent company.

Included within debtors is an amount of £554,849 (2018 - £Nil) due from the parent company.

At the year end, the company owed £Nil (2018 - £Nil) to a fellow group company. The interest accrued on this loan during the period was £Nil (2018 - £10,082). Total interest owed was £130,581 (2018 - £130,581).

Included within debtors is an amount of £110,324 (2018 - £110,324) owed by a fellow group company.

Included within amounts owed by related undertakings is an amount of £812,543 (2018 - £Nil) owed by a company under common control.

12. Controlling party and Parent undertaking

The ultimate controlling party of the company is Artemis Trustees Limited as trustee of a discretionary settlement. J L Woolf, the director, is a discretionary beneficiary of the settlement.

The immediate and ultimate parent undertaking during the period was Prague Property Holdings (BVI) Limited, a company incorporated in the British Virgin Islands.