

**RUBY TRIANGLE PROPERTIES LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

**Ruby Triangle Properties Limited**  
**Unaudited Financial Statements**  
**For The Year Ended 31 March 2023**

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**Ruby Triangle Properties Limited**  
**Balance Sheet**  
**As At 31 March 2023**

**Registered number:** 10733947

		<b>2023</b>		<b>2022</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>CURRENT ASSETS</b>					
Stocks	<b>4</b>	115,507,380		103,359,708	
Debtors	<b>5</b>	3,059,701		4,154,245	
Cash at bank and in hand		2,224		125	
		118,569,305		107,514,078	
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>6</b>	(36,907,748 )		(30,954,585 )	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			81,661,557		76,559,493
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			81,661,557		76,559,493
<b>Creditors: Amounts Falling Due After More Than One Year</b>	<b>7</b>	(83,039,351 )		(77,174,202 )	
<b>NET LIABILITIES</b>			(1,377,794 )		(614,709 )
<b>CAPITAL AND RESERVES</b>					
Called up share capital	<b>8</b>		1		1
Profit and Loss Account			(1,377,795 )		(614,710 )
<b>SHAREHOLDERS' FUNDS</b>			(1,377,794)		(614,709)

**Ruby Triangle Properties Limited**  
**Balance Sheet (continued)**  
**As At 31 March 2023**

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For the year ending 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

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Mr Omer Weinberger

Director

29/03/2024

The notes on pages 3 to 5 form part of these financial statements.

**Ruby Triangle Properties Limited**  
**Notes to the Financial Statements**  
**For The Year Ended 31 March 2023**

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**1. General Information**

Ruby Triangle Properties Limited is a private company, limited by shares, incorporated in England & Wales, registered number 10733947. The registered office is 6th Floor, Brock House, London, W1W 7NY.

**2. Accounting Policies**

**2.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £. The principal accounting policies adopted are set out below.

**2.2. Going Concern Disclosure**

The company continues to be loss making and its continued operations and existence are dependent on the extension of various loans provided by external lenders as disclosed within short- and long-term creditors. On this basis, the directors have identified material uncertainties related to events or conditions that may cast doubt over the company's ability to continue as a going concern. However, the directors are confident that the company has the support of the lenders for a period of at least twelve months following the approval of these financial statements and therefore deem it appropriate to prepare the accounts on a going concern basis.

**2.3. Turnover**

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover is derived from rental income net of VAT.

Rental income is recognised on an accruals basis.

**2.4. Stocks and Work in Progress**

Property stock relates to costs incurred in the development of properties, including interest payable that is directly attributable to the development. The stock is stated at the lower of cost and net realisable value, assessed as the estimated selling price less costs to complete and sell.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

**2.5. Financial Instruments**

The company has elected to apply Sections 11 and 12 of FRS 102 in respect of financial instruments.

Financial assets and financial liabilities are recognised when the company becomes party to the contractual provisions of the instrument.

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

The company's policies for its major classes of financial assets and financial liabilities are set out below.

**Financial assets**

Basic financial assets, including trade and other debtors and cash and bank balances are initially recognised at transaction price, 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 for a similar debt instrument. Financing transactions are those in which payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate.

Such assets are subsequently carried at amortised cost using the effective interest method, less any impairment.

**Financial liabilities**

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Financing transactions are those in which payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

**Ruby Triangle Properties Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2023**

**2.5. Financial Instruments - continued**

**Impairment of financial assets**

Financial assets 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 profit and loss account.

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

For financial assets measured at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If the 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.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

**Derecognition of financial assets and financial liabilities**

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

**Offsetting of financial assets and financial liabilities**

Financial assets and liabilities are offset and the net amount reported in the balance sheet 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.

**Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs.

**3. Average Number of Employees**

Average number of employees, including directors, during the year was: 1 (2022: 1)

**4. Stocks**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Stock	115,507,380	103,359,708

Included in the cost of the development property are cumulative finance costs of £23,747,016 (2022: £14,228,811).

**5. Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>		
Trade debtors	19,351	49,651
Prepayments and accrued income	19,607	21,297
Other debtors	3,002,281	4,064,767
VAT	18,462	18,530
	<u>3,059,701</u>	<u>4,154,245</u>

**Ruby Triangle Properties Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2023**

**6. Creditors: Amounts Falling Due Within One Year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade creditors	2,731,328	2,239,737
Bank loans and overdrafts	31,704	41,715
Other creditors	8,376,289	5,102,173
Other Loans	25,765,343	23,518,210
Accruals and deferred income	2,834	52,500
Director's loan account	250	250
	<u>36,907,748</u>	<u>30,954,585</u>

**7. Creditors: Amounts Falling Due After More Than One Year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Other Loans (Long term liabilities - creditors > 1 year)	83,039,351	77,174,202
	<u>83,039,351</u>	<u>77,174,202</u>

**Secured loans**

Included within other loans are amounts of £20,257,000, £35,419,752 and £20,882,598 (2022: £70,634,202) which are secured by a fixed and floating charge over the assets of the company.

**8. Share Capital**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Allotted, Called up and fully paid	<u>1</u>	<u>1</u>

1 Ordinary share of £1.00

**9. Related Party Transactions**

The company has taken advantage of the exemption contained in FRS 102 section 33 "Related Party Disclosures" from disclosing transactions with entities which are a wholly owned part of the group.

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.