

Company registration number 11480812 (England and Wales)

CREATE REAL ESTATE LIMITED

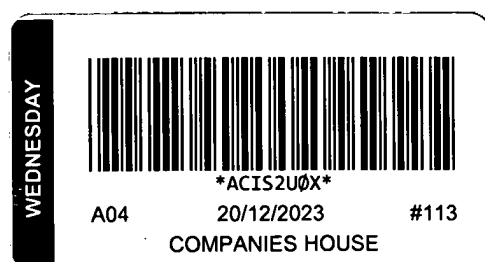
UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

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UHY Hacker Young
Chartered Accountants

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CREATE REAL ESTATE LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 7

CREATE REAL ESTATE LIMITED**BALANCE SHEET****AS AT 31 DECEMBER 2022**

		2022		2021	
	Notes	£	£	£	£
Fixed assets					
Investments	3		1,390,810		1,044,816
Current assets					
Debtors falling due after more than one year	4	799,453		729,541	
Debtors falling due within one year	4	1,000		1,000	
Cash at bank and in hand		118		118	
		800,571		730,659	
Creditors: amounts falling due within one year	5	(15,418)		(10,382)	
Net current assets			785,153		720,277
Total assets less current liabilities			2,175,963		1,765,093
Creditors: amounts falling due after more than one year	7		(2,585,649)		(1,953,334)
Net liabilities			(409,686)		(188,241)
Capital and reserves					
Called up share capital	8		1,002		1,002
Profit and loss reserves			(410,688)		(189,243)
Total equity			(409,686)		(188,241)

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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.

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

CREATE REAL ESTATE LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2022

The financial statements were approved by the board of directors and authorised for issue on 14 December 2023 and are signed on its behalf by:

Ricky Humphreys

R Humphreys
Director

Company registration number 11480812 (England and Wales)

CREATE REAL ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Company information

Create Real Estate Limited is a private company limited by shares incorporated in England and Wales. The registered office is Second Floor, 60 Charlotte Street, London, W1T 2NU

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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 financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

The directors have assessed the impact to the company and as a investment company, they do not believe there to be any significant long term impact to the financial position of the company.

1.3 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

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

CREATE REAL ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.5 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 balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets 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 the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are 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 evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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. Financial liabilities classified as payable within one year are not amortised.

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

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

1.6 Equity instruments

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

CREATE REAL ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies (Continued)

1.7 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2022 Number	2021 Number
Total	3	3

3 Fixed asset investments

	2022 £	2021 £
Loans to group undertakings and participating interests	1,390,810	1,044,816

Movements in fixed asset investments

	Loans to joint ventures £
Cost or valuation	
At 1 January 2022	1,044,816
Additions	345,994
At 31 December 2022	1,390,810
Carrying amount	
At 31 December 2022	1,390,810
At 31 December 2021	1,044,816

CREATE REAL ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

4 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Other debtors	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
Amounts falling due after more than one year:		
	£	£
Amounts owed by group undertakings	799,453	729,541
	<u>799,453</u>	<u>729,541</u>
Total debtors	800,453	730,541
	<u>800,453</u>	<u>730,541</u>

5 Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	651	265
Amounts owed to group undertakings	11,167	6,517
Accruals and deferred income	3,600	3,600
	<u>15,418</u>	<u>10,382</u>

6 Loans and overdrafts

	2022	2021
	£	£
Loans from group undertakings and related parties	2,585,649	1,953,334
	<u>2,585,649</u>	<u>1,953,334</u>
Payable after one year	2,585,649	1,953,334
	<u>2,585,649</u>	<u>1,953,334</u>

The company has a long term loan facility from its shareholder. Interest is payable on advances at 12% per annum, compounded quarterly. The loan term was extended after year end and is repayable on 31st December 2025.

CREATE REAL ESTATE LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022****7 Creditors: amounts falling due after more than one year**

	Notes	2022 £	2021 £
Other borrowings	6	2,585,649	1,953,334

8 Called up share capital

	2022 Number	2021 Number	2022 £	2021 £
Ordinary share capital Issued and fully paid				
Ordinary shares of £1 each	1,002	1,002	1,002	1,002