

Registration number: NI033711

Magell Ltd

Annual Report and Unaudited Financial Statements
for the Year Ended 31 March 2017

Magell Ltd

(Registration number: NI033711) Balance Sheet as at 31 March 2017

| | Note | 2017 £ | 2016 £ |
|--|----------|-------------------|-------------------|
| Fixed assets | | | |
| Tangible assets | <u>4</u> | 179,562 | 185,189 |
| Investment property | <u>5</u> | 46,002,993 | 45,727,164 |
| | | <u>46,182,555</u> | <u>45,912,353</u> |
| Current assets | | | |
| Stocks | <u>6</u> | 3,648,347 | 3,472,755 |
| Debtors | <u>7</u> | 210,013 | 51,562 |
| Cash at bank and in hand | | 5,275,182 | 5,376,859 |
| | | <u>9,133,542</u> | <u>8,901,176</u> |
| Creditors: Amounts falling due within one year | <u>8</u> | (2,651,361) | (2,377,116) |
| Net current assets | | <u>6,482,181</u> | <u>6,524,060</u> |
| Total assets less current liabilities | | 52,664,736 | 52,436,413 |
| Creditors: Amounts falling due after more than one year | <u>8</u> | (27,384,523) | (28,997,091) |
| Net assets | | <u>25,280,213</u> | <u>23,439,322</u> |
| Capital and reserves | | | |
| Called up share capital | | 2 | 2 |
| Fair value reserve | | 9,613,673 | 9,613,673 |
| Profit and loss account | | <u>15,666,538</u> | <u>13,825,647</u> |
| Total equity | | <u>25,280,213</u> | <u>23,439,322</u> |

For the financial year ending 31 March 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 accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

The notes on pages 3 to 8 form an integral part of these financial statements.
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Magell Ltd

(Registration number: NI033711)
Balance Sheet as at 31 March 2017

Approved and authorised by the Board on 9 October 2017 and signed on its behalf by:

.....

Robert John Walker

Director

The notes on pages 3 to 8 form an integral part of these financial statements.
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Notes to the Financial Statements for the Year Ended 31 March 2017

1 General information

The company is a private company limited by share capital, incorporated in Northern Ireland.

The address of its registered office is:

59 Ballycowan Road

Ballymena

County Antrim

BT42 3DW

These financial statements were authorised for issue by the Board on 9 October 2017.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the company's activities.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

Magell Ltd

Notes to the Financial Statements for the Year Ended 31 March 2017

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

| Asset class | Depreciation method and rate |
|---------------------|-------------------------------------|
| Office equipment | 25% straight line |
| Plant and machinery | 10% straight line |
| Motor vehicles | 25% reducing balance |

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually. The values reflect observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in operating expenses.

Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first-in, first-out (FIFO) method.

The cost of finished goods and work in progress comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. At each reporting date, stocks are assessed for impairment. If stocks are 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.

Magell Ltd

Notes to the Financial Statements for the Year Ended 31 March 2017

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2016 - 3).

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Notes to the Financial Statements for the Year Ended 31 March 2017

4 Tangible assets

| | Freehold land and buildings £ | Office equipment £ | Plant and machinery £ | Total £ |
|--------------------------|-------------------------------------|--------------------------|-----------------------------|------------|
| Cost or valuation | | | | |
| At 1 April 2016 | 151,166 | 14,022 | 54,291 | 219,479 |
| At 31 March 2017 | 151,166 | 14,022 | 54,291 | 219,479 |
| Depreciation | | | | |
| At 1 April 2016 | - | 13,824 | 20,466 | 34,290 |
| Charge for the year | - | 198 | 5,429 | 5,627 |
| At 31 March 2017 | - | 14,022 | 25,895 | 39,917 |
| Carrying amount | | | | |
| At 31 March 2017 | 151,166 | - | 28,396 | 179,562 |
| At 31 March 2016 | 151,166 | 198 | 33,825 | 185,189 |

5 Investment properties

| | 2017 £ |
|------------------|------------|
| At 1 April 2016 | 45,727,164 |
| Additions | 275,829 |
| At 31 March 2017 | 46,002,993 |

Investment properties are carried in the balance sheet at the directors' valuation as at 31st March 2017.

6 Stocks

| | 2017 £ | 2016 £ |
|------------------|-----------|-----------|
| Work in progress | 3,648,347 | 3,472,755 |

7 Debtors

| | 2017 £ | 2016 £ |
|---------------|-----------|-----------|
| Prepayments | 2,550 | 3,170 |
| Other debtors | 207,463 | 48,392 |

Magell Ltd

Notes to the Financial Statements for the Year Ended 31 March 2017

8 Creditors

| | 2017 £ | 2016 £ |
|------------------------------|-------------------|-------------------|
| Due within one year | | |
| Bank loans and overdrafts | 1,446,869 | 1,411,586 |
| Taxation and social security | 125,476 | 99,584 |
| Corporation tax | 212,612 | 487,587 |
| Other creditors | 866,404 | 378,359 |
| | <u>2,651,361</u> | <u>2,377,116</u> |
| Due after one year | | |
| Loans and borrowings | 20,621,927 | 22,068,795 |
| Other creditors | 6,762,596 | 6,928,296 |
| | <u>27,384,523</u> | <u>28,997,091</u> |

Creditors: amounts falling due after more than one year

| | Note | 2017 £ | 2016 £ |
|---|------|-------------------|-------------------|
| Due after one year | | | |
| Loans and borrowings | 10 | 20,621,927 | 22,068,795 |
| Other non-current financial liabilities | | 6,762,596 | 6,928,296 |
| | | <u>27,384,523</u> | <u>28,997,091</u> |

9 Share capital

Allotted, called up and fully paid shares

| | 2017 | | 2016 | |
|----------------------------|------|---|------|---|
| | No. | £ | No. | £ |
| Ordinary shares of £1 each | 2 | 2 | 2 | 2 |

10 Loans and borrowings

| | 2017 £ | 2016 £ |
|---|-------------------|-------------------|
| Non-current loans and borrowings | | |
| Bank borrowings | <u>20,621,927</u> | <u>22,068,795</u> |

Magell Ltd

Notes to the Financial Statements for the Year Ended 31 March 2017

| | 2017 £ | 2016 £ |
|-------------------------------------|------------------|------------------|
| Current loans and borrowings | | |
| Bank borrowings | <u>1,446,869</u> | <u>1,411,586</u> |

11 Related party transactions

Included in creditors due after one year is an amount of £6,762,596 (2016: £6,928,296) due to the unlimited company Robert John Walker, a company controlled by the directors of Magell Ltd.

12 Transition to FRS 102

The financial year to 31 March 2017 is the first in which FRS 102 has been adopted. There were no adjustments required to the comparative figures to comply with the provisions of FRS 102. A transitional statement has therefore not been presented.

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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.