

Registration number: NI033711

# Magell Ltd

Annual Report and Unaudited Financial Statements  
for the Year Ended 31 March 2019

# Magell Ltd

## (Registration number: NI033711) Balance Sheet as at 31 March 2019

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Tangible assets	<u>4</u>	198,799	205,675
Investment property	<u>5</u>	47,988,831	46,852,360
Investments	<u>6</u>	100	-
		<u>48,187,730</u>	<u>47,058,035</u>
<b>Current assets</b>			
Stocks	<u>7</u>	2,480,324	2,946,392
Debtors	<u>8</u>	945,714	78,740
Cash at bank and in hand		<u>1,186,488</u>	<u>7</u>
		4,612,526	3,025,139
<b>Creditors: Amounts falling due within one year</b>	<u>9</u>	<u>(2,686,096)</u>	<u>(4,597,816)</u>
<b>Net current assets/(liabilities)</b>		<u>1,926,430</u>	<u>(1,572,677)</u>
<b>Total assets less current liabilities</b>		50,114,160	45,485,358
<b>Creditors: Amounts falling due after more than one year</b>	<u>9</u>	<u>(28,151,625)</u>	<u>(25,593,315)</u>
<b>Net assets</b>		<u><u>21,962,535</u></u>	<u><u>19,892,043</u></u>
<b>Capital and reserves</b>			
Called up share capital		2	2
Fair value reserve		9,613,673	9,613,673
Profit and loss account		<u>12,348,860</u>	<u>10,278,368</u>
<b>Total equity</b>		<u><u>21,962,535</u></u>	<u><u>19,892,043</u></u>

For the financial year ending 31 March 2019 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.

The notes on pages 3 to 10 form an integral part of these financial statements.  
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**Magell Ltd**

**(Registration number: NI033711)**  
**Balance Sheet as at 31 March 2019**

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.

Approved and authorised by the Board on 26 June 2019 and signed on its behalf by:

.....

Robert John Walker  
Director

The notes on pages 3 to 10 form an integral part of these financial statements.

# **Magell Ltd**

## **Notes to the Financial Statements for the Year Ended 31 March 2019**

### **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 26 June 2019.

### **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, together with rental income. 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.

#### **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.

## **Magell Ltd**

### **Notes to the Financial Statements for the Year Ended 31 March 2019**

#### **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:

<b>Asset class</b>	<b>Depreciation method and rate</b>
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.

#### **Business combinations**

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

#### **Investments**

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment. Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

#### **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.

#### **Short term debtors and creditors**

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.

## **Magell Ltd**

### **Notes to the Financial Statements for the Year Ended 31 March 2019**

#### **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.

#### **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.

#### **Leases**

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee.

Assets held under finance leases are recognised at the lower of their fair value at inception of the lease and the present value of the minimum lease payments. These assets are depreciated on a straight-line basis over the shorter of the useful life of the asset and the lease term. The corresponding liability to the lessor is included in the Balance Sheet as a finance lease obligation.

Lease payments are apportioned between finance costs in the Profit and Loss Account and reduction of the lease obligation so as to achieve a constant periodic rate of interest on the remaining balance of the liability.

#### **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.

#### **Consolidation**

Under section 399 of the Companies Act 2006, the Group is exempt from the requirement to prepare group accounts by virtue of its size. Therefore the accounts present information about the Company as an individual undertaking and not about its group.

## Magell Ltd

### Notes to the Financial Statements for the Year Ended 31 March 2019

#### 3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2018 - 4).

#### 4 Tangible assets

	Freehold land and buildings £	Office equipment £	Plant and machinery £	Total £
<b>Cost or valuation</b>				
At 1 April 2018	151,166	18,011	65,291	234,468
At 31 March 2019	151,166	18,011	65,291	234,468
<b>Depreciation</b>				
At 1 April 2018	-	15,019	13,774	28,793
Charge for the year	-	997	5,879	6,876
At 31 March 2019	-	16,016	19,653	35,669
<b>Carrying amount</b>				
At 31 March 2019	151,166	1,995	45,638	198,799
At 31 March 2018	151,166	2,992	51,517	205,675

#### 5 Investment properties

	2019 £
At 1 April 2018	46,852,360
Additions	1,136,471
At 31 March 2019	47,988,831

Investment properties were valued by independent valuers in June 2018. The directors feel that this is representative of market value at 31st March 2019.

# Magell Ltd

## Notes to the Financial Statements for the Year Ended 31 March 2019

### 6 Investments

	2019 £	2018 £
Investments in subsidiaries	100	-
<b>Subsidiaries</b>		£
<b>Cost or valuation</b>		
Additions		100
<b>Provision</b>		
<b>Carrying amount</b>		
At 31 March 2019		100

During the year Magell (Offices) Limited was incorporated, a wholly owned subsidiary of Magell Limited. Magell (Offices) Limited did not trade during the year.

### 7 Stocks

	2019 £	2018 £
Work in progress	2,480,324	2,946,392

### 8 Debtors

	2019 £	2018 £
Other debtors	945,714	78,740
	945,714	78,740

# Magell Ltd

## Notes to the Financial Statements for the Year Ended 31 March 2019

### 9 Creditors

	2019 £	2018 £
<b>Due within one year</b>		
Bank loans and overdrafts	841,070	3,445,976
Trade creditors	194,789	-
Taxation and social security	136,428	137,379
Corporation tax	212,284	110,535
Other creditors	1,301,525	903,926
	<u>2,686,096</u>	<u>4,597,816</u>
<b>Due after one year</b>		
Loans and borrowings	21,178,499	19,133,129
Other creditors	6,973,126	6,460,186
	<u>28,151,625</u>	<u>25,593,315</u>

### Creditors: amounts falling due after more than one year

	Note	2019 £	2018 £
<b>Due after one year</b>			
Loans and borrowings	<u>11</u>	21,178,499	19,133,129
Other creditors		6,973,126	6,460,186
		<u>28,151,625</u>	<u>25,593,315</u>

### 10 Share capital

#### Allotted, called up and fully paid shares

	2019		2018	
	No.	£	No.	£
Ordinary shares of £1 each	2	2	2	2

# Magell Ltd

## Notes to the Financial Statements for the Year Ended 31 March 2019

### 11 Loans and borrowings

	2019 £	2018 £
<b>Non-current loans and borrowings</b>		
Bank borrowings	21,178,499	19,133,129
	2019 £	2018 £
<b>Current loans and borrowings</b>		
Bank borrowings	836,652	1,488,797
Bank overdrafts	-	1,948,413
Finance lease liabilities	4,418	8,766
	841,070	3,445,976

### 12 Related party transactions

Included in debtors is an amount of £924,683 due from an associated company, Oxley Square Holdings Limited (2018: Nil). During the year, Oxley Square Holdings Limited purchased 50% of the shares in Magell Limited. Mr Ryan Walker, a director of Magell Limited is also a director of Oxley Square Holdings Limited.

Included in debtors is an amount of £7,161 due from a wholly owned subsidiary, Magell Offices Limited (2018: Nil).

Included in creditors due after one year is an amount of £6,973,126 (2018: £6,460,186) due to the unlimited company Robert John Walker, a company controlled by the directors of Magell Ltd.

During the year, a management charge of £200,000 was charged from Magell Limited to Robert John Walker Unlimited.

## Magell Ltd

### Notes to the Financial Statements for the Year Ended 31 March 2019

#### 13 Profit and loss reserve

	2019 £	2018 £
Distributable reserves	19,593,860	17,523,368
Non-distributable reserves	<u>(7,245,000)</u>	<u>(7,245,000)</u>
	<u>12,348,860</u>	<u>10,278,368</u>

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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.