

Registration number: NI033711

Magell Ltd

Annual Report and Unaudited Financial Statements
for the Year Ended 31 March 2022

Magell Ltd

(Registration number: NI033711) Balance Sheet as at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	<u>4</u>	151,360	185,175
Investment property	<u>5</u>	12,875,224	32,919,674
Investments	<u>6</u>	345,200	200
		<u>13,371,784</u>	<u>33,105,049</u>
Current assets			
Stocks	<u>7</u>	-	234,610
Debtors	<u>8</u>	14,406,280	5,626,726
Cash at bank and in hand		<u>7,905,039</u>	<u>932,271</u>
		22,311,319	6,793,607
Creditors: Amounts falling due within one year	<u>9</u>	<u>(1,209,239)</u>	<u>(6,617,834)</u>
Net current assets		<u>21,102,080</u>	<u>175,773</u>
Total assets less current liabilities		34,473,864	33,280,822
Creditors: Amounts falling due after more than one year	<u>9</u>	<u>(6,367,494)</u>	<u>(6,578,022)</u>
Net assets		<u>28,106,370</u>	<u>26,702,800</u>
Capital and reserves			
Called up share capital	<u>10</u>	2	2
Retained earnings		<u>28,106,368</u>	<u>26,702,798</u>
Shareholders' funds		<u>28,106,370</u>	<u>26,702,800</u>

For the financial year ending 31 March 2022 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.

Magell Ltd

**(Registration number: NI033711)
Balance Sheet as at 31 March 2022**

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.

Approved and authorised by the Board on 5 August 2022 and signed on its behalf by:

.....
Ryan Walker
Director

Magell Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

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 5 August 2022.

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 smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

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.

Magell Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

Tangible assets

Tangible assets are stated in the balance sheet 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.

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.

Magell Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

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.

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.

Magell Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

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.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 1 (2021 - 1).

Magell Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

4 Tangible assets

	Freehold land and buildings £	Office equipment £	Plant and machinery £	Total £
Cost or valuation				
At 1 April 2021	151,166	18,267	65,291	234,724
Additions	-	174	-	174
Disposals	-	-	(56,000)	(56,000)
At 31 March 2022	151,166	18,441	9,291	178,898
Depreciation				
At 1 April 2021	-	18,138	31,411	49,549
Charge for the year	-	109	280	389
Eliminated on disposal	-	-	(22,400)	(22,400)
At 31 March 2022	-	18,247	9,291	27,538
Carrying amount				
At 31 March 2022	151,166	194	-	151,360
At 31 March 2021	151,166	129	33,880	185,175

5 Investment properties

	2022 £
At 1 April 2018	32,919,674
Additions	2,955,548
Disposals	(22,684,998)
Fair value adjustments	(315,000)
At 31 March 2021	12,875,224

Magell Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

6 Investments

	2022	2021
	£	£
Investments in subsidiaries	345,200	200
Subsidiaries		
Cost or valuation		
At 1 April 2021		200
Additions		345,000
At 31 March 2022		345,200
Provision		
Carrying amount		
At 31 March 2022		345,200
At 31 March 2021		200

At the balance sheet date, details of subsidiaries are as follows:

Company name	Country of incorporation	Accounting year end	Business activity	Equity holding
Magell (Offices) Limited	N. Ireland	31 Mar	Serviced office provider	100%
Magell (Magheramorne Estate) Limited	N. Ireland	31 Mar	Investment property	100%
Magmel (Ballymena) Limited	N. Ireland	31 Mar	Investment property	50%

7 Stocks

	2022	2021
	£	£
Work in progress	-	234,610

Magell Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

8 Debtors

	2022	2021
	£	£
Other debtors	14,406,280	5,626,726
	<u>14,406,280</u>	<u>5,626,726</u>

9 Creditors

Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans and overdrafts	1,158,673	6,234,937
Trade creditors	11,081	38,153
Directors current account	1,734	5,624
Taxation and social security	671	37,003
Accruals and deferred income	24,930	61,517
Other creditors	12,150	240,600
	<u>1,209,239</u>	<u>6,617,834</u>

Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Due after one year		
Other creditors	<u>6,367,494</u>	<u>6,578,022</u>

10 Share capital

Allotted, called up and fully paid shares

	2022		2021	
	No.	£	No.	£
Ordinary shares of £1 each	2	2	2	2
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

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Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

11 Loans and borrowings

	2022 £	2021 £
Current loans and borrowings		
Bank borrowings	1,158,673	6,234,937

12 Related party transactions

Included in debtors is an amount of £3,684,164 due from an associated company, Oxley Square Holdings Limited (2021: £3,187,012). Mr Ryan Walker, a director of Magell Limited, is also a director of Oxley Square Holdings Limited. During the year the Company paid £69,600 (2021:£60,935) in consultancy fees to Oxley Square Holdings Limited.

Included in debtors is an amount of £554,263 due from a wholly owned subsidiary, Magell (Offices) Limited (2021: £624,087).

Included in debtors is an amount of £1,709,982 due from a wholly owned subsidiary, Magell (Magheramorne Estate) Limited (2021:£1,703,982).

Included in debtors is an amount of £5,872,113 due from a 50% subsidiary, Magmel (Ballymena) Limited.

Included in creditors due within one year is an amount of £1,734 (2021:£5,624) due to the director. No interest is charged in respect of this balance.

Included in creditors due after one year is an amount of £6,367,494 (2021: £6,578,022) due to the unlimited company Robert John Walker, a company controlled by the directors of Magell Ltd.

During the year, a management charge of £112,000 (2021:£80,000) was charged by Magell Limited to the unlimited company Robert John Walker.

13 Profit and loss reserve

	2022 £	2021 £
Distributable reserves	29,181,402	31,489,367
Non-distributable reserves	(1,100,000)	(4,786,567)
	<u>28,081,402</u>	<u>26,702,800</u>

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.