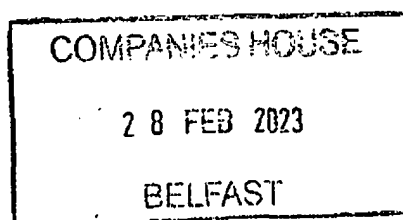
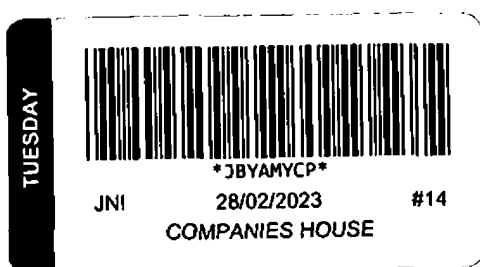


# Demac Properties Ltd

Filleted financial statements

14-month period from 1 April 2021 to 31 May 2022

Registered number: NI040498



# Demac Properties Ltd

## Directors' report and financial statements

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# Demac Properties Ltd

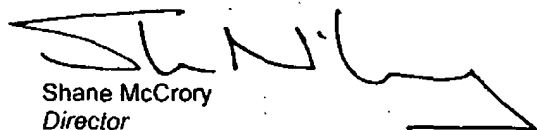
## Balance sheet as at 31 May 2022

	Note	31 May 2022 £	31 March 2021 £
<b>Fixed assets</b>			
Investments	2	-	-
<b>Current assets</b>			
Debtors	3	132,507	432,074
Cash at bank and in hand	4	281,505	60,969
		<b>414,012</b>	<b>493,043</b>
Creditors: amounts falling due within one year	5	(755,573)	(906,244)
<b>Net current liabilities</b>		<b>(341,561)</b>	<b>(413,201)</b>
<b>Total assets less current liabilities</b>		<b>(341,561)</b>	<b>(413,201)</b>
<b>Net liabilities</b>		<b>(341,561)</b>	<b>(413,201)</b>
<b>Capital and reserves</b>			
Called up share capital	6	2	2
Profit and loss account		(341,563)	(413,203)
<b>Shareholders' deficit</b>		<b>(341,561)</b>	<b>(413,201)</b>

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

The profit and loss account, directors' report and auditor's report have not been delivered to the Registrar of Companies in accordance with the special provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors on 23 February 2023 and were signed on its behalf by:

  
Shane McCrory  
Director

Registered no. NI040498

The accompanying notes form an integral part of the filleted financial statements.

# Demac Properties Ltd

## Notes

*forming part of the filleted financial statements*

### 1 Accounting policies

Demac Properties Ltd ("the company") is a company limited by shares and incorporated and domiciled in the United Kingdom. The registered number is NI040498 and the registered address is Garvagh House, 8 Garvagh Road, Donaghmore, Dungannon, Co. Tyrone BT70 3LS.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* ("FRS 102"). The presentation currency of these financial statements is Sterling.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

#### Measurement convention

The financial statements are prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value: investment property.

#### Going concern

At period end, the company is in a net current liability position of £341,561. The company has received confirmation from the ultimate shareholder that they will continue to provide financial support to the company should the need arise for the next 12 months. The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

#### Classification of financial instruments issued by the company

In accordance with FRS 102.22, financial instruments issued by the company are treated as equity only to the extent that they meet the following two conditions:

- (a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and
- (b) where the instrument will or may be settled in the entity's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the entity's own equity instruments or is a derivative that will be settled by the entity exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the entity's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

# Demac Properties Ltd

## Notes (continued)

### 1 Accounting policies (continued)

#### Basic financial instruments

##### *Trade and other debtors/creditors*

Trade and other debtors are recognised initially at transaction price plus attributable transaction costs. Trade and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

##### *Interest-bearing borrowings classified as basic financial instruments*

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

##### *Investment property*

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

##### Subsequent to initial recognition

- i. Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss that they arise, and
- ii. No depreciation is provided in respect of investment properties applying the fair value model.

This treatment as regards the company's investment properties, may be a departure from the requirements of the Companies Acts concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

If a reliable measure is not available without undue cost or effort for an item of investment property, this item is thereafter accounted for as tangible fixed assets in accordance with FRS 102 until a reliable measure of fair value becomes available.

No item of investment property in the period was valued by an external, independent valuer.

Any gain or loss arising from a change in fair value is recognised in profit or loss. Rental income from investment property is accounted for as described in the turnover accounting policy.

# Demac Properties Ltd

## Notes (continued)

### 1 Accounting policies (continued)

#### Impairment excluding stocks, investment properties and deferred tax assets

##### *Financial assets (including trade and other debtors)*

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in profit or loss. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

#### Turnover

Turnover represents rental income and excludes VAT. Rental income is recognised on a straight-line basis over the term of the respective leases

#### Provisions

A provision is recognised in the balance sheet when the entity has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

#### Expenses

##### *Interest receivable and interest payable*

Interest income and interest payable are recognised in profit or loss as they accrue, using the effective interest rate method. Foreign currency gains and losses are reported on a net basis.

#### Taxation

Tax on the profit or loss for the period comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the period, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous periods.

# Demac Properties Ltd

## Notes (continued)

### 1 Accounting policies (continued)

#### Taxation (continued)

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For non-depreciable assets that are measured using the revaluation model, or investment property that is measured at fair value, deferred tax is provided at the rates and allowances applicable to the sale of the asset/property, except when the investment property has a limited useful life and the objective of the company's business model is to consume substantially all of the value through use. In the latter case the tax rate that is expected to apply to the reversal of the related difference is used. Deferred tax balances are not discounted.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

### 2 Investments

	31 May 2022 £	31 March 2021 £
<b>Investment properties</b>		
Valuations at beginning of period/year	-	13,065,000
Disposals in year	-	(13,065,000)
	<hr/>	<hr/>
<b>Valuations at end of period/year</b>	<hr/>	<hr/>

### 3 Debtors: amounts falling due within one year

	31 May 2022 £	31 March 2021 £
Trade debtors	-	65,463
Loans to directors	105,518	105,518
Prepayments and accrued income	144	33,236
Corporation tax	25,625	25,625
Amounts due from related entities	-	14,833
Other debtors	1,220	187,399
	<hr/>	<hr/>
	132,507	432,074
	<hr/>	<hr/>

Trade debtors are stated net of a provision for impairment of £Nil (2021: £120,811).

The directors' loan is non-interest bearing and repayable on demand.

# Demac Properties Ltd

## Notes (continued)

<b>4</b>	<b>Cash and cash equivalents</b>	<b>31 May 2022 £</b>	<b>31 March 2021 £</b>
	Cash at bank and in hand	<u>281,505</u>	<u>60,969</u>
<b>5</b>	<b>Creditors: amounts falling due within one year</b>	<b>31 May 2022 £</b>	<b>31 March 2021 £</b>
	Trade creditors	-	67,356
	Other creditors including tax and social welfare	28,360	65,953
	Accruals	5,231	50,953
	Directors' loans	<u>721,982</u>	<u>721,982</u>
		<u>755,573</u>	<u>906,244</u>
	Tax and social welfare included in other creditors:		
	VAT	18,571	9,943
	Corporation tax	<u>9,789</u>	<u>56,010</u>
		<u>28,360</u>	<u>65,953</u>
	The directors' loan is non-interest bearing and repayable on demand.		
	During the prior year, bank loan amounts totalling £16,422,628 were forgiven.		
<b>6</b>	<b>Called up share capital</b>	<b>31 May 2022 £</b>	<b>31 March 2021 £</b>
	<b>Authorised</b>		
	100,000 ordinary shares of £1 each	<u>100,000</u>	<u>100,000</u>
	<b>Allotted, called up and fully paid</b>		
	2 ordinary shares of £1 each	<u>2</u>	<u>2</u>



# Demac Properties Ltd

## Notes (continued)

### 7 Related party transactions

During the period, the Company was charged a management fee by Garvagh Property Management Ltd (2021: *Apamore Services Limited*) of £5,000 (2021: £145,000). Garvagh Property Management Ltd and Apamore Services Limited are related to the Company by virtue of common directors.

During the period, the Company received amounts totalling £14,833 from Dellway Investments Limited. At period end, the Company was owed £Nil by Dellway Investments Limited (2021: £14,833). The entity is related by virtue of common directors.

At period end, the Company owed £721,982 (2021: £721,982) to Padraig Drayne, director.

At period end, the Company was owed £105,518 (2021: £105,518) from Declan McCrystal, director.

### 8 Ultimate parent undertaking/controlling party

The company is a wholly owned subsidiary of Bredale Holdings Limited. Bredale Holdings Limited is controlled by Padraig Drayne and Declan McCrystal.

### 9 Subsequent events

There have been no significant events since the balance sheet date which would require disclosure in or amendment of these financial statements.

### 10 Audit report

On 27 February 2023, KPMG reported, as statutory auditors of Demac Properties Ltd, to the members of the company on the financial statements for the period ended 31 May 2022 and the report was unqualified. The audit report was signed by S. Abraham (Senior Statutory Auditor) for and on behalf of KPMG, Chartered Accountants, Statutory Audit Firm.