

**Company Registration No. 02861582 (England and Wales)**

**EURO PROPERTY INVESTMENTS LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

EURO PROPERTY INVESTMENTS LIMITED

COMPANY INFORMATION

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Directors	M A Shaikh Q Ahmed P S Windle	(Appointed 19 January 2019) (Appointed 22 January 2020) (Appointed 30 January 2020)
Secretary	C Cawood	
Company number	02861582	
Registered office	20 Brickfield Road Yardley Birmingham B25 8HE	
Auditor	Cowgill Holloway LLP Regency House 45-53 Chorley New Road Bolton BL1 4QR	
Bankers	HSBC Bank plc 4th Floor 120 Edmund Street Birmingham B3 2QZ	

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EURO PROPERTY INVESTMENTS LIMITED

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# EURO PROPERTY INVESTMENTS LIMITED

## DIRECTORS' REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2019

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The directors present their annual report and financial statements for the year ended 31 December 2019.

#### Principal activities

The principal activity of the company continued to be that of investment properties.

#### Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

A K Fazal	(Appointed 28 March 2019 and resigned 30 January 2020)
I Majid	(Appointed 28 March 2019 and resigned 30 January 2020)
C G Whittaker	(Resigned 30 January 2020)
M A Shaikh	(Appointed 19 January 2019)
T Mahmood	(Resigned 21 January 2019)
Q Ahmed	(Appointed 22 January 2020)
P S Windle	(Appointed 30 January 2020)

#### Auditor

Cowgill Holloway LLP were appointed as auditor to the company and are deemed to be reappointed under section 487(2) of the Companies Act 2006.

#### Statement of directors' responsibilities

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

# EURO PROPERTY INVESTMENTS LIMITED

## DIRECTORS' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2019**

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On behalf of the board

DocuSigned by:  
  
.....04A87FB9FA8E43A.....  
M A Shaikh  
**Director**

30/9/2020 | 9:50 AM BST

Date: .....

# EURO PROPERTY INVESTMENTS LIMITED

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF EURO PROPERTY INVESTMENTS LIMITED

#### Opinion

We have audited the financial statements of Euro Property Investments Limited (the 'company') for the year ended 31 December 2019 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

# **EURO PROPERTY INVESTMENTS LIMITED**

## **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

### **TO THE MEMBERS OF EURO PROPERTY INVESTMENTS LIMITED**

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#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

#### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**EURO PROPERTY INVESTMENTS LIMITED**

**INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

**TO THE MEMBERS OF EURO PROPERTY INVESTMENTS LIMITED**

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**Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:  
  
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**Paul Stansfield (Senior Statutory Auditor)**  
**for and on behalf of Cowgill Holloway LLP**

30/9/2020 | 9:52 AM BST  
.....

**Chartered Accountants**  
**Statutory Auditor**

Regency House  
45-53 Chorley New Road  
Bolton  
BL1 4QR

# EURO PROPERTY INVESTMENTS LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2019

	Notes	2019 £	2018 £
<b>Turnover</b>		9,267,478	8,277,047
Cost of sales		(216,687)	-
<b>Gross profit</b>		9,050,791	8,277,047
Administrative expenses		(5,087,495)	(5,831,899)
Other operating income		346,428	-
<b>Operating profit before donations and other profits</b>		4,309,724	2,445,148
Charitable donations	3	(3,855,000)	(1,163,000)
Profit on sale of assets		3,301,442	374,302
<b>Operating profit</b>		3,756,166	1,656,450
Interest receivable and similar income	5	1,736,431	294,473
Interest payable and similar expenses	6	(4,713,130)	(2,654,306)
Fair value gains and losses on investment properties	7	65,823,791	16,040,601
<b>Profit before taxation</b>		66,603,258	15,337,218
Tax on profit		(14,061,854)	(2,427,592)
<b>Profit for the financial year</b>		52,541,404	12,909,626

# EURO PROPERTY INVESTMENTS LIMITED

## BALANCE SHEET

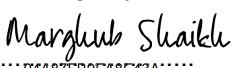
AS AT 31 DECEMBER 2019

	Notes	2019		2018 as restated	
		£	£	£	£
<b>Fixed assets</b>					
Investment properties	7	197,327,929		128,411,433	
Investments	8		3,000		1,000
		197,330,929		128,412,433	
<b>Current assets</b>					
Debtors falling due after more than one year	10	44,734,949		30,827,916	
Debtors falling due within one year	10	14,025,233		2,021,249	
Cash at bank and in hand		2,888,124		5,890,929	
		61,648,306		38,740,094	
<b>Creditors: amounts falling due within one year</b>	11	(16,460,481)		(9,042,854)	
<b>Net current assets</b>			45,187,825		29,697,240
<b>Total assets less current liabilities</b>			242,518,754		158,109,673
<b>Creditors: amounts falling due after more than one year</b>	12	(115,424,682)		(97,420,425)	
<b>Provisions for liabilities</b>			(20,986,311)		(7,122,891)
<b>Net assets</b>			106,107,761		53,566,357
<b>Capital and reserves</b>					
Called up share capital	13		789		789
Share premium account	14		4,536,387		4,536,387
Profit and loss reserves	15		101,570,585		49,029,181
<b>Total equity</b>			106,107,761		53,566,357

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

30/9/2020 | 9:50 AM BST

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

DocuSigned by:  
  
 04A87FB9FA8E43A.....  
 M A Shaikh  
 Director

Company Registration No. 02861582

# EURO PROPERTY INVESTMENTS LIMITED

## STATEMENT OF CHANGES IN EQUITY

**FOR THE YEAR ENDED 31 DECEMBER 2019**

	Notes	Share capital £	Share premium account £	Profit and loss reserves £	Total £
<b>Balance at 1 January 2018</b>		10,257,912	4,536,387	36,119,555	50,913,854
<b>Year ended 31 December 2018:</b>					
Profit and total comprehensive income for the year		-	-	12,909,626	12,909,626
Redemption of shares	<b>13</b>	(10,257,123)	-	-	(10,257,123)
<b>Balance at 31 December 2018</b>		789	4,536,387	49,029,181	53,566,357
<b>Year ended 31 December 2019:</b>					
Profit and total comprehensive income for the year		-	-	52,541,404	52,541,404
<b>Balance at 31 December 2019</b>		789	4,536,387	101,570,585	106,107,761

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2019

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#### 1 Accounting policies

##### Company information

Euro Property Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is 20 Brickfield Road, Yardley, Birmingham, B25 8HE.

##### 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 investment properties at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

##### 1.2 Turnover

Turnover represents gross rents receivable under operating leases from investment properties, and is recognised on a straight line basis over the lease term. Where rent free periods or similar incentives are granted to tenants, these are amortised over the term of the lease.

##### 1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the profit and loss account.

##### 1.4 Fixed asset investments

Interests in subsidiaries 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.

##### 1.5 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.

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2019

#### 1 Accounting policies

(Continued)

##### 1.6 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.

##### 1.7 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.

##### 1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2019

#### 1 Accounting policies

(Continued)

##### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### 1.9 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.

#### 1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### 1.11 Change of presentation

The presentation of balances within investments, debtors: amounts falling due within one year, debtors: amounts falling due after more than one year and creditors: amounts falling due within one year have been restated. This was in order to to correctly reflect related party balances, and to correctly classify accruals.

The change in presentation of these balances has had no effect on the previously reported profit or net assets as at 31 December 2018.

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2019

#### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

#### Investment properties

The key source of estimation uncertainty in the process of applying the company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements is the valuation of investment properties. These are valued by a Chartered Surveyor employed by the company. Investment properties are measured at each year end at their open market value, and resulting gains and losses are recorded directly in the profit and loss account, taking account of input from suitable qualified professional advisers. See further details per note 6.

#### 3 Charitable donations

	2019 £	2018 £
Charitable donations	3,855,000	1,163,000

Charitable donations represent amounts paid to Euro Charity Trust, a charity registered in the United Kingdom.

#### 4 Employees

The average monthly number of persons (including directors) employed by the company during the year was 5 (2018 - 5).

#### 5 Interest receivable and similar income

	2019 £	2018 £
Interest receivable and similar income includes the following:		
Other interest recieved	2,928	-
Interest receivable from related parties	1,593,587	294,473
Interest receivable from group companies	139,916	-

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2019

#### 6 Interest payable and similar expenses

	2019 £	2018 £
Interest payable and similar expenses includes the following:		
Interest payable to group undertakings	3,351,043	2,425,202
Interest payable to related parties	1,362,087	229,104
	<u>                    </u>	<u>                    </u>

#### 7 Investment property

	2019 £
<b>Fair value</b>	
At 1 January 2019	128,411,434
Additions	10,871,578
Disposals	(7,778,874)
Revaluations	65,823,791
	<u>                    </u>
At 31 December 2019	<u>197,327,929</u>

Investment property comprises of multiple properties held for rental purposes.

The investment properties have been restated at their fair value as at 31st December 2019, based on valuations calculated by a registered member of the Royal Institution Chartered Surveyors, who is employed by the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties, rental yields and subsequent sale values.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2019 £	2018 £
Cost	88,612,080	85,519,376
Accumulated depreciation	-	-
	<u>                    </u>	<u>                    </u>
Carrying amount	<u>88,612,080</u>	<u>85,519,376</u>

Included within investment properties are £25,071,889 (2018: £15,706,687) of jointly owned properties with third parties. In accordance with FRS102 section 15 'Investments in Joint Ventures' these are been classified as jointly controlled assets and the company has recognised its share of the property under the terms of the agreement with third parties.

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

### 8 Fixed asset investments

	2019	2018
	£	as restated £
Investments	3,000	1,000

### Movements in fixed asset investments

	Shares in group undertakings £
<b>Cost or valuation</b>	
At 1 January 2019	1,000
Additions	2,000
At 31 December 2019	3,000
<b>Carrying amount</b>	
At 31 December 2019	3,000
At 31 December 2018	1,000

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

### 9 Subsidiaries

Details of the company's subsidiaries at 31 December 2019 are as follows:

Name of undertaking	Address	Nature of business	Class of shares held	% Held	
				Direct	Indirect
HDD Euro Limited	1	Holding company	Ordinary shares	100.00	-
Your Office Space Limited	1	Rental and management of commercial properties	Ordinary shares	100.00	-
Euro Property Construction and Development Limited	1	Construction of building projects	Ordinary shares	100.00	-

Registered office addresses (all UK unless otherwise indicated):

1 20 Brickfield Road, Yardley, Birmingham, B25 8HE

### 10 Debtors

	2019	2018
		as restated
Amounts falling due within one year:	£	£
Trade debtors	588,325	678,150
Corporation tax recoverable	36,861	-
Amounts owed by group undertakings	1,076,211	12,292
Amounts owed by undertakings in which the company has a participating interest	3,357,377	48,001
Other debtors	8,819,777	1,096,427
Prepayments and accrued income	146,682	186,379
	<u>14,025,233</u>	<u>2,021,249</u>
Amounts falling due after more than one year:	£	£
Amounts owed by group undertakings	4,044,182	-
Amounts owed by related parties	39,755,557	30,196,777
Prepayments and accrued income	935,210	631,139
	<u>44,734,949</u>	<u>30,827,916</u>
<b>Total debtors</b>	<u>58,760,182</u>	<u>32,849,165</u>

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2019

#### 10 Debtors

(Continued)

Related party balances included within debtors falling due within one year consist of trading balances and are unsecured and do not attract interest.

Debtors falling due after more than one year consist of fixed term unsecured loans owed by related parties. Interest accrues on these loans at 4.5% p.a. The loans are due to be repaid in 2027.

#### 11 Creditors: amounts falling due within one year

	2019	2018 as restated
	£	£
Trade creditors	423,570	365,321
Amounts owed to group undertakings	3,005,971	552,917
Corporation tax	380,146	326,504
Other taxation and social security	33,884	261,863
Other creditors	11,341,488	6,516,204
Accruals and deferred income	1,275,422	1,020,045
	<u>16,460,481</u>	<u>9,042,854</u>

Amounts owed to related parties, included within other creditors, relate to trading balances. They are unsecured with no fixed repayment date and do not attract interest.

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

	2019	2018
	£	£
Amounts owed to group undertakings	80,467,905	68,623,647
Amounts owed to related parties	34,956,777	28,796,778
	<u>115,424,682</u>	<u>97,420,425</u>

Amounts owed to parent company and related parties relate to fixed term loans. They are unsecured and attract interest at 4.5% p.a. The loans are repayable in 2027.

#### 13 Called up share capital

	2019	2018
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
7,893 Ordinary shares of 10p each	<u>789</u>	<u>789</u>

#### 14 Share premium account

The share premium reserve contains the premium arising on the issue of equity shares, net of issue expenses.

# EURO PROPERTY INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2019

#### 15 Profit and loss reserves

Retained earnings represents cumulative profits or losses, including unrealised profit on the remeasurement of investment properties net of dividends paid and other adjustments.

#### 16 Operating lease commitments

##### Lessor

At the reporting end date the company had contracted with tenants for the following minimum lease payments:

	2019	2018
	£	£
	27,114,242	20,710,343
	<u>27,114,242</u>	<u>20,710,343</u>

#### 18 Directors' transactions

Description	% Rate	Opening balance £	Amounts advanced £	Interest charged £	Closing balance £
Director's loan account	2.50	111,724	13,047	2,807	127,578
		<u>111,724</u>	<u>13,047</u>	<u>2,807</u>	<u>127,578</u>

#### 19 Parent company

The parent company is EPIL Holdings Jersey Limited, a company registered in Jersey.

**EURO PROPERTY INVESTMENTS LIMITED**  
**MANAGEMENT INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

# EURO PROPERTY INVESTMENTS LIMITED

## DETAILED TRADING AND PROFIT AND LOSS ACCOUNT

**FOR THE YEAR ENDED 31 DECEMBER 2019**

		2019		2018
	£	£	£	£
<b>Turnover</b>				
Rental income		9,267,478		8,277,047
<b>Cost of sales</b>				
Direct costs	216,687		-	
		(216,687)		-
<b>Gross profit</b>	97.66%	9,050,791	100.00%	8,277,047
<b>Other operating income</b>				
Management fees receivable		346,428		-
<b>Administrative expenses</b>		(5,087,495)		(5,831,899)
<b>Operating profit before donations and other profits</b>		4,309,724		2,445,148
<b>Other expenses and income</b>				
Charitable donations	(3,855,000)		(1,163,000)	
Profit or loss on sale of investment property	3,301,442		374,302	
		(553,558)		(788,698)
<b>Operating profit</b>		3,756,166		1,656,450
<b>Interest receivable and similar income</b>				
Interest receivable from group companies	139,916		-	
Other interest received from related parties	1,593,587		294,473	
Other interest received	2,928		-	
		1,736,431		294,473
<b>Interest payable and similar expenses</b>				
Interest payable to related parties	1,350,240		229,104	
Interest on overdue taxation - not financial liabilities	11,847		-	
Interest payable to group companies	3,351,043		2,425,202	
		(4,713,130)		(2,654,306)
Fair value gains and losses on investment properties		65,823,791		16,040,601
<b>Profit before taxation</b>		66,603,258		15,337,218

# EURO PROPERTY INVESTMENTS LIMITED

## SCHEDULE OF ADMINISTRATIVE EXPENSES

**FOR THE YEAR ENDED 31 DECEMBER 2019**

	2019	2018
	£	£
<b>Administrative expenses</b>		
Wages and salaries	160,476	153,941
Social security costs	20,322	6,404
Staff recruitment costs	13,787	-
Staff pension costs defined contribution	2,828	-
Directors' remuneration	30,030	-
Directors' pension costs - defined contribution scheme	762	-
Rates	95,239	160,328
Security costs	3,577	11,365
Cleaning	4,727	1,417
Power, light and heat	94,462	35,460
Property repairs and maintenance	342,231	277,494
Premises insurance	208,576	113,289
Computer running costs	10,736	8,316
Hire of equipment (not operating lease)	10,680	16,259
Motor running expenses	5,916	4,102
Travelling expenses	14,400	9,588
Legal and professional fees	619,352	455,615
Consultancy fees	149,336	294,442
Accountancy	20,323	5,567
Non audit remuneration paid to auditors	1,000	1,000
Audit fees	9,500	16,000
Bank charges	1,707	1,692
Arrangement fees	97,158	-
Bad and doubtful debts	93,789	92,868
Advertising	7,498	848
Telecommunications	2,336	1,941
Other office supplies	146	450
Sundry expenses	720	42,022
Amounts written off related party debt	8,849	-
Performance fee	2,411,496	-
Development fees	645,536	4,121,491
	<u>5,087,495</u>	<u>5,831,899</u>