

REGISTERED NUMBER: 02948043 (England and Wales)

Unaudited Financial Statements
for the Year Ended 31st March 2019
for
A.N.A. Land Limited

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for the Year Ended 31st March 2019**

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A.N.A. Land Limited
Company Information
for the Year Ended 31st March 2019

DIRECTORS: S C Lau
Mrs S K Lau

SECRETARY: S C Lau

REGISTERED OFFICE: Speedwell
Seale Road
Elstead
Godalming
Surrey
GU8 6LF

REGISTERED NUMBER: 02948043 (England and Wales)

ACCOUNTANTS: Whiteleys
Chartered Certified Accountants
Sovereign House
155 High Street
Aldershot
Hampshire
GU11 1TT

Balance Sheet
31st March 2019

	Notes	2019 £	£	2018 £	£
FIXED ASSETS					
Investment property	5		12,288,410		12,004,111
CURRENT ASSETS					
Debtors	6	45,360		53,814	
Cash at bank		<u>25,082</u>		<u>6,926</u>	
		70,442		60,740	
CREDITORS					
Amounts falling due within one year	7	<u>1,243,781</u>		<u>654,247</u>	
NET CURRENT LIABILITIES			<u>(1,173,339)</u>		<u>(593,507)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			11,115,071		11,410,604
CREDITORS					
Amounts falling due after more than one year	8		(4,628,374)		(5,343,811)
PROVISIONS FOR LIABILITIES			<u>(638,768)</u>		<u>(638,768)</u>
NET ASSETS			<u>5,847,929</u>		<u>5,428,025</u>
CAPITAL AND RESERVES					
Called up share capital			5		5
Fair value reserve	10		2,723,169		2,723,169
Retained earnings			<u>3,124,755</u>		<u>2,704,851</u>
SHAREHOLDERS' FUNDS			<u>5,847,929</u>		<u>5,428,025</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

Balance Sheet - continued
31st March 2019

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 4th December 2019 and were signed on its behalf by:

S C Lau - Director

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

1. STATUTORY INFORMATION

A.N.A. Land Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. STATEMENT OF COMPLIANCE

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

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for rents received, stated net of discounts and of Value Added Tax.

The company recognises revenue when the amount of revenue can be measured reliably, when it is probable that future economic benefits will flow to the entity.

Investment property

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are initially measured at cost, including transaction costs. Subsequently investment properties whose fair value can be measured reliably without undue cost or effort on an on-going basis are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in profit or loss.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and the best estimate, which is an approximation, of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an 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.

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2019**

3. ACCOUNTING POLICIES - continued

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

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.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Going concern

The company has net current liabilities and relies on the rental income to pay its debts when they fall due. This together with management information and forecast results leads the directors to consider it appropriate to prepare the financial statements on a going concern basis. It is on this basis, together with the continued support of the directors, that leads the directors to consider it appropriate to prepare the financial statements on a going concern basis.

Borrowing costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2018 - 2) .

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1st April 2018	12,004,111
Additions	284,299
At 31st March 2019	<u>12,288,410</u>
NET BOOK VALUE	
At 31st March 2019	<u>12,288,410</u>
At 31st March 2018	<u>12,004,111</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2019

5. INVESTMENT PROPERTY - continued

Fair value at 31st March 2019 is represented by:

	£
Valuation in 2011	3,106,302
Valuation in 2012	(134,937)
Valuation in 2013	1,411,843
Valuation in 2014	371,917
Valuation in 2015	2,749,875
Valuation in 2016	3,216,067
Valuation in 2017	1,211,044
Valuation in 2018	72,000
Valuation in 2019	<u>284,299</u>
	<u>12,288,410</u>

The fair value of the investment properties at 31 March 2019 were arrived at on the basis of valuations carried out by Mr Lau, a director of the company, by reference to market conditions and evidence of similar properties in their locations.

The historical cost of the investment properties included above were £8,926,473 (2018 - £8,642,173).

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade debtors	33,546	38,258
Other debtors	<u>11,814</u>	<u>15,556</u>
	<u>45,360</u>	<u>53,814</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Bank loans and overdrafts	284,922	287,543
Trade creditors	81,590	78,028
Taxation and social security	120,957	144,547
Other creditors	<u>756,312</u>	<u>144,129</u>
	<u>1,243,781</u>	<u>654,247</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2019 £	2018 £
Bank loans	3,703,753	3,492,060
Other creditors	<u>924,621</u>	<u>1,851,751</u>
	<u>4,628,374</u>	<u>5,343,811</u>

Notes to the Financial Statements - continued
for the Year Ended 31st March 2019

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued**

	2019 £	2018 £
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans	<u>2,631,767</u>	<u>2,361,559</u>

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	2019 £	2018 £
Bank loans	<u>3,988,675</u>	<u>3,779,603</u>

The bank loans are secured by fixed and floating charges over the company's assets, these are registered by Lloyds Bank PLC and The Royal Bank of Scotland.

10. **RESERVES**

	Fair value reserve £
At 1st April 2018 and 31st March 2019	<u>2,723,169</u>

11. **RELATED PARTY DISCLOSURES**

Included within creditors falling due within one year, is an amount owed to the directors in the sum of £650,000 (2018 - £30,000).

Included within creditors due after more than one year, is an amount owed to the directors in the sum of £924,621 (2018 - £1,851,751).

There are no set repayments terms or interest on this loan.

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.