

Registered number: 10488482

LINDNER REAL ESTATE UK LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 DECEMBER 2018



LINDNER REAL ESTATE UK LIMITED
REGISTERED NUMBER: 10488482

BALANCE SHEET
AS AT 31 DECEMBER 2018


	Note	2018 £	2017 £
Fixed assets			
Tangible assets	6	7,881,750	5,497,842
		<u>7,881,750</u>	<u>5,497,842</u>
Current assets			
Debtors: amounts falling due within one year	7	270,058	56,247
Cash at bank and in hand	8	-	466,282
		<u>270,058</u>	<u>522,529</u>
Creditors: amounts falling due within one year	9	(1,283,275)	(564,626)
Net current liabilities		<u>(1,013,217)</u>	<u>(42,097)</u>
Total assets less current liabilities		<u>6,868,533</u>	<u>5,455,745</u>
Creditors: amounts falling due after more than one year	10	(3,295,000)	(4,795,000)
Net assets		<u><u>3,573,533</u></u>	<u><u>660,745</u></u>
Capital and reserves			
Called up share capital	11	3,200,000	500,000
Profit and loss account		373,533	160,745
		<u><u>3,573,533</u></u>	<u><u>660,745</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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


.....
D B Whillans
Director
Date: 4/9/19 -

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

LINDNER REAL ESTATE UK LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2017	500,000	-	500,000
Comprehensive income for the year			
Profit for the year	-	160,745	160,745
Total comprehensive income for the year	-	160,745	160,745
At 1 January 2018	500,000	160,745	660,745
Comprehensive income for the year			
Profit for the year	-	212,788	212,788
Total comprehensive income for the year	-	212,788	212,788
Shares issued during the year	2,700,000	-	2,700,000
At 31 December 2018	3,200,000	373,533	3,573,533

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

1. General information

Lindner Real Estate UK Limited is a private company, limited by shares, incorporated in England and Wales within the United Kingdom. The registered address is 317 Putney Bridge Road, London, United Kingdom, SW15 2PG. The registered number is 10488482.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

As at 31 December 2018 the company had net current liabilities of £1,013,217 (2017: £42,097). The directors of the company consider it appropriate to prepare the accounts on the going concern basis, the parent company having indicated its intention to support the company including an increase in capital in the company post year end as per note 12.

2.3 Foreign currency translation

Functional and presentation currency

The Company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Statement of Comprehensive Income within 'finance income or costs'. All other foreign exchange gains and losses are presented in the Statement of Comprehensive Income within 'other operating income'.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

2. Accounting policies (continued)

2.4 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.5 Operating leases: the Company as lessor

Rentals income from operating leases is credited to the Statement of Comprehensive Income on a straight line basis over the term of the relevant lease.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income over the lease term on a straight line basis, unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished.

2.6 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.7 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

2. Accounting policies (continued)

2.8 Taxation

Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.9 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- 1%
Leasehold improvements	- 10% to 15%

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

2.10 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

LINDNER REAL ESTATE UK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

2. Accounting policies (continued)

2.11 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.12 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.13 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

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 the Statement of Comprehensive Income.

LINDNER REAL ESTATE UK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

3. Turnover

An analysis of turnover by class of business is as follows:

	2018 £	2017 £
Rent receivable	546,367	500,000
	<u>546,367</u>	<u>500,000</u>

Analysis of turnover by country of destination:

	2018 £	2017 £
United Kingdom	546,367	500,000
	<u>546,367</u>	<u>500,000</u>

4. Employees

The average monthly number of employees, including directors, during the year was 3 (2017 - 3).

5. Taxation

	2018 £	2017 £
Amount payable to a fellow subsidiary in respect of tax saved by group relief	79,250	81,336
Total current tax	<u>79,250</u>	<u>81,336</u>

Factors affecting tax charge for the year

There were no factors that affected the tax charge for the year which has been calculated on the profits on ordinary activities before tax at the standard rate of corporation tax in the UK of 19% (2017 - 19.25 %).

Factors that may affect future tax charges

The Government has announced legislation setting the corporation tax main rate at 19% for the years starting 1 April 2017, 2018 and 2019 and 17% for the year starting 1 April 2020.

LINDNER REAL ESTATE UK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

6. Tangible fixed assets

	Freehold property £	Leasehold improvements £	Total £
Cost or valuation			
At 1 January 2018	5,295,000	386,260	5,681,260
Additions	2,297,060	237,985	2,535,045
At 31 December 2018	7,592,060	624,245	8,216,305
Depreciation			
At 1 January 2018	52,950	130,468	183,418
Charge for the year on owned assets	61,103	90,034	151,137
At 31 December 2018	114,053	220,502	334,555
Net book value			
At 31 December 2018	7,478,007	403,743	7,881,750
At 31 December 2017	5,242,050	255,792	5,497,842

The net book value of land and buildings may be further analysed as follows:

	2018 £	2017 £
Freehold	7,478,007	5,242,050
Leasehold improvements	403,743	255,792
	7,881,750	5,497,842

7. Debtors

	2018 £	2017 £
Other debtors	270,058	56,247
	270,058	56,247

LINDNER REAL ESTATE UK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

8. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	-	466,282
Less: bank overdrafts	(1,134,892)	-
	<u>(1,134,892)</u>	<u>466,282</u>

9. Creditors: Amounts falling due within one year

	2018 £	2017 £
Bank overdrafts	1,134,892	-
Trade creditors	-	2,040
Amounts owed to group undertakings	145,383	562,586
Accruals and deferred income	3,000	-
	<u>1,283,275</u>	<u>564,626</u>

10. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Amounts owed to group undertakings	3,295,000	4,795,000
	<u>3,295,000</u>	<u>4,795,000</u>

11. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
3,200,000 (2017 - 500,000) Ordinary shares of £1.00 each	<u>3,200,000</u>	<u>500,000</u>

During the period the company issued 2,700,000 Ordinary shares, with nominal value of £1, at par.

12. Post balance sheet events

Subsequent to the year end the company issued 1,500,000 Ordinary shares with a nominal value of £1 at par.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

13. Controlling party

The ultimate parent company and parent undertaking of the largest group of undertakings for which consolidated financial statements are drawn up, and of which the company is a member, is Lindner Group KG, a company incorporated in Germany. Copies of these group financial statements are available from the registered office at Bahnhofstrasse 29, 94424, Arnstorf, Germany.

In the opinion of the directors, the parent company is Lindner Projektentwicklungs GmbH, a company incorporated in Germany. During the prior year, the parent company was Lindner Vermögensverwaltungs GmbH, a company incorporated in Germany.

In the opinion of the directors the ultimate controlling party is Lindner Group KG.

14. Auditors' information

The auditors' report on the financial statements for the year ended 31 December 2018 was unqualified.

The audit report was signed on 17 September 2019 by John Coverdale BSc FCA (Senior Statutory Auditor) on behalf of MHA MacIntyre Hudson.