Comax Investments Limited

Annual Report and Unaudited Financial Statements

For the year ended 31 December 2016

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Company Registration No. 03083393 (England and Wales)

Comax Investments Limited

Company Information

Director	C M Maxwell
Company number	03083393
Registered office	Devonshire House 60 Goswell Road London EC1M 7AD
Accountants	Kingston Smith LLP 4 Victoria Square St Albans Hertfordshire AL1 3TF

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Balance Sheet

As at 31 December 2016

	Notes	2016 £	2016 £	2015 £	2015 £
Fixed assets					
Tangible assets	**2**		23,293		-
Investment properties	**3**		6,161,320		4,887,756
Investments	**4**		157,827		157,827
			6,342,440		5,045,583
Current assets					
Debtors	**5**	-		36,956	
Cash at bank and in hand		371		239	
		371		37,195	
Creditors: amounts falling due within one year	**6**	(238,622)		(561,044)	
Net current liabilities			(238,251)		(523,849)
Total assets less current liabilities			6,104,189		4,521,734
Creditors: amounts falling due after more than one year	**7**		(365,599)		-
Provisions for liabilities	**8**		(421,892)		(28,524)
Net assets			5,316,698		4,493,210
Capital and reserves					
Called up share capital	**9**		2		2
Profit and loss reserves			5,316,696		4,493,208
Total equity			5,316,698		4,493,210

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

Comax Investments Limited

Balance Sheet (Continued)

As at 31 December 2016

For the financial year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- • The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- • The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

The financial statements were approved and signed by the director and authorised for issue on 12 December 2017

C M Maxwell
Director

Company Registration No. 03083393

1 Accounting policies

Company information
Comax Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is Devonshire House, 60 Goswell Road, London, EC1M 7AD.

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 financial statements are prepared in sterling, which is the functional currency of the company. Monetary a mounts in these financial statements are rounded to the nearest pound.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

Having considered his loan and property portfolio, the director has considered the outlook for the foreseeable future and has deemed it appropriate to adopt the going concern basis in the preparation of the financial statements.

1.3 Turnover

Turnover represents rent receivable.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures, fittings & equipment	20 percent reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1 Accounting policies **(Continued)**

1.6 Impairment of fixed assets

At each reporting end date, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

Cash and cash equivalents 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.

1.8 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 statement of financial position 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 trade and other receivables 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.

1 Accounting policies **(Continued)**

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

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, including trade and other payables, 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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1 Accounting policies **(Continued)**

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.10 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.

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.

1.11 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

2 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 January 2016	-
Additions	29,116
At 31 December 2016	29,116
Depreciation and impairment	
At 1 January 2016	-
Depreciation charged in the year	5,823
At 31 December 2016	5,823
Carrying amount	
At 31 December 2016	23,293
At 31 December 2015	-

3 Investment property

	2016 £
Fair value	
At 1 January 2016	4,887,756
Additions	96,575
Disposals	(930,622)
Revaluations	2,107,611
At 31 December 2016	6,161,320

The valuation of investment properties was made at 31 December 2016 by the director, on an open market basis. No depreciation is provided in respect of these properties.

On a historical cost basis these would have been included at an original cost of £3,564,018 (2015: £4,398,065), and aggregate depreciation of £nil (2015: £nil).

Interest only loans drawn by the director are secured on certain properties of the company. The total debt for which the company has given security is £788,148 (2015: £788,148). No capital repayments are currently due on these loans until January 2021.

4 Fixed asset investments

	2016	2015
	£	£
Investments	157,827	157,827

Unlisted investments represent the company's holding in artwork. The director considers that there is no material difference between the cost and market value of the assets.

Movements in fixed asset investments

	Investments other than loans
	£
Cost or valuation	
At 1 January 2016 & 31 December 2016	157,827
Carrying amount	
At 31 December 2016	157,827
At 31 December 2015	157,827

5 Debtors

	2016	2015
Amounts falling due within one year:	£	£
Other debtors	-	36,956

6 Creditors: amounts falling due within one year

	2016	2015
	£	£
Corporation tax	205,719	545,719
Other creditors	32,903	15,325
	238,622	561,044

7 Creditors: amounts falling due after more than one year

	2016	2015
	£	£
Bank loans and overdrafts	365,599	-

8 Provisions for liabilities

	2016	2015
	£	£
Deferred tax liabilities	421,892	28,524
	421,892	28,524

9 Called up share capital

	2016	2015
	£	£
Ordinary share capital		
Issued and fully paid		
2 Ordinary of £1 each	2	2

10 Related party transactions

The director C M Maxwell incurs costs on behalf of the company. During the year the director charged the company £20,250 (2015: £20,250) in respect of these costs.

At the balance sheet date, the company owed £25,378 to the director (2015: £13,044). This amount is interest free and included in creditors.

11 Reconciliations on adoption of FRS 102

Reconciliations and descriptions of the effect of the transition to FRS 102 on; (i) equity at the date of transition to FRS 102; (ii) equity at the end of the comparative period; and (iii) profit or loss for the comparative period reported under previous UK GAAP are given below.

Reconciliation of equity

		At 1 January 2015			At 31 December 2015			
	Notes	Previous UK GAAP £	Effect of transition £	FRS 102 £	Previous UK GAAP £	Prior year adjustment £	Effect of transition £	FRS 102 £
Fixed assets								
Investment properties		4,328,205	-	4,328,205	4,937,756	(50,000)	-	4,887,756
Investments		157,827	-	157,827	157,827	-	-	157,827
		4,486,032	-	4,486,032	5,095,583	(50,000)	-	5,045,583
Current assets								
Debtors		681	-	681	-	36,956	-	36,956
Bank and cash		698,587	-	698,587	239	-	-	239
		699,268	-	699,268	239	36,956	-	37,195

11 Reconciliations on adoption of FRS 102 **(Continued)**

	Notes	At 1 January 2015 Previous UK GAAP £	Effect of transition £	FRS 102 £	At 31 December 2015 Previous UK GAAP £	Prior year adjustment £	Effect of transition £	FRS 102 £
Creditors due within one year								
Loans and overdrafts		(103,813)	-	(103,813)	(13,044)	13,044	-	-
Taxation		(570,000)	-	(570,000)	(545,719)	-	-	(545,719)
Other creditors		(21,977)	-	(21,977)	(15,325)	-	-	(15,325)
		(695,790)	-	(695,790)	(574,088)	13,044	-	(561,044)
Net current assets/(liabilities)		3,478	-	3,478	(573,849)	50,000	-	(523,849)
Total assets less current liabilities		4,489,510	-	4,489,510	4,521,734	-	-	4,521,734
Provisions for liabilities								
Deferred tax		-	(32,051)	(32,051)	-	-	(28,524)	(28,524)
Net assets		4,489,510	(32,051)	4,457,459	4,521,734	-	(28,524)	4,493,210
Capital and reserves								
Share capital		2	-	2	2	-	-	2
Revaluation reserve		489,691	(489,691)	-	489,691	-	(489,691)	-
Profit and loss		3,999,817	457,640	4,457,457	4,032,041	-	461,167	4,493,208
Total equity		4,489,510	(32,051)	4,457,459	4,521,734	-	(28,524)	4,493,210

Reconciliation of profit or loss for the year

		Year ended 31 December 2015			
	Notes	Previous UK GAAP £	Prior year adjustment £	Effect of transition £	FRS 102 £
Turnover		66,600	-	-	66,600
Administrative expenses		(38,116)	-	-	(38,116)
Interest receivable and similar income		566	-	-	566
Interest payable and similar expenses		(21,107)	-	-	(21,107)
Profit before taxation		7,943	-	-	7,943
Taxation		24,281	-	3,527	27,808
Profit for the financial period		32,224	-	3,527	35,751

Notes to reconciliations on adoption of FRS 102

1 Revaluation reserve

Under FRS 102 the fair value of the company's investment properties should be recognised through the profit and loss account, rather than through the revaluation reserve.

The revaluation reserve balance of £489,691 previously recognised in relation to investment properties was transferred to the profit and loss reserve on transition to FRS 102 on 1 January 2015.

2 Investment properties

On transition to FRS 102 the company was required to recognise the deferred tax on the investment property held under the fair value model. As at 1 January 2015, the company recognised a deferred tax liability of £32,051 in relation to deferred tax on the revaluation of investment property held.

During the year to 31 December 2015, the deferred tax liability decreased by £3,527 to £28,524. The deferred tax charge has been recognised in the profit and loss account.

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.