

COMPANY REGISTRATION NUMBER: 07467430

Alexir Investments Limited
Filleted Unaudited Financial Statements
31 May 2017



Alexir Investments Limited

Financial Statements

Year ended 31 May 2017

Contents	Page
Officers and professional advisers	1
Statement of financial position	2
Notes to the financial statements	4

Alexir Investments Limited
Officers and Professional Advisers

The board of directors

Mr R Davison
Mr I C Davison

Registered office

3 Godalming Business Centre
Woolsack Way
Godalming
Surrey
GU7 1XW

Accountants

Shipleys LLP
Chartered accountant
3 Godalming Business Centre
Woolsack Way
Godalming
Surrey
GU7 1XW

Alexir Investments Limited

Statement of Financial Position

31 May 2017

	Note	2017 £	2016 £
Fixed assets			
Investment property	6	4,205,967	2,905,445
Current assets			
Debtors	7	–	55,094
Cash at bank and in hand		39,258	–
		<u>39,258</u>	<u>55,094</u>
Creditors: amounts falling due within one year	8	<u>(735,409)</u>	<u>(1,120,783)</u>
Net current liabilities		<u>(696,151)</u>	<u>(1,065,689)</u>
Total assets less current liabilities		<u>3,509,816</u>	<u>1,839,756</u>
Creditors: amounts falling due after more than one year	9	(911,713)	(749,581)
Provisions			
Taxation including deferred tax		(153,278)	–
Net assets		<u>2,444,825</u>	<u>1,090,175</u>
Capital and reserves			
Called up share capital		94	94
Profit and loss account	10	<u>2,444,731</u>	<u>1,090,081</u>
Members funds		<u>2,444,825</u>	<u>1,090,175</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of income and retained earnings has not been delivered.

For the year ending 31 May 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position
continues on the following page.

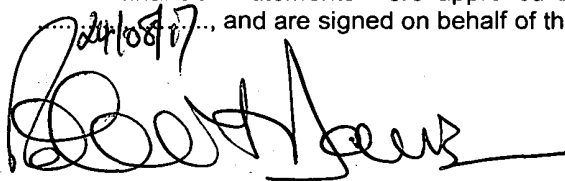
The notes on pages 4 to 9 form part of these financial statements.

Alexir Investments Limited

Statement of Financial Position *(continued)*

31 May 2017

These financial statements were approved by the board of directors and authorised for issue on 24/05/17, and are signed on behalf of the board by:

A handwritten signature in black ink, appearing to read 'R Davison', written over the date '24/05/17'.

Mr R Davison
Director

Company registration number: 07467430

The notes on pages 4 to 9 form part of these financial statements.

Alexir Investments Limited
Notes to the Financial Statements
Year ended 31 May 2017

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 3 Godalming Business Centre, Woolsack Way, Godalming, Surrey, GU7 1XW.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 June 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 12.

Revenue recognition

Turnover represents the total amount receivable by the company in the ordinary course of business from the rental of property.

Rental income is accrued on a time basis, by reference to the agreements entered.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Alexir Investments Limited

Notes to the Financial Statements *(continued)*

Year ended 31 May 2017

3. Accounting policies *(continued)*

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

Impairment of fixed assets

At each balance sheet date, the company reviews the carrying amount of its tangible fixed assets to determine whether there is any indication that any items have suffered an impairment loss. If any such indication exists, the recoverable amount of an 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 the asset the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

Alexir Investments Limited

Notes to the Financial Statements *(continued)*

Year ended 31 May 2017

3. Accounting policies *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are recognised at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Employee numbers

The average number of persons employed by the company during the year, including the directors, amounted to 2 (2016: 2).

5. Tax on profit

Major components of tax expense

	2017 £	2016 £
Current tax:		
UK current tax expense	71,232	60,116
Deferred tax:		
Origination and reversal of timing differences	153,278	—
Tax on profit	224,510	60,116

Alexir Investments Limited
Notes to the Financial Statements *(continued)*
Year ended 31 May 2017

6. Investment property

	Investment property £
Cost or valuation	
At 1 June 2016	2,905,445
Additions	80,522
Revaluations	1,220,000
At 31 May 2017	4,205,967
Depreciation	
At 1 Jun 2016 and 31 May 2017	—
Carrying amount	
At 31 May 2017	4,205,967
At 31 May 2016	2,905,445

The cost or valuation at 31 May 2017 is represented by:

	£
Valuation at 2017	1,220,000
Cost	2,985,967
	4,205,967

The Investment properties have been revalued. The director's took into consideration the open market value provided by a professional valuation, carried out on one of the properties during the year, to determine the revaluation required and recognised in these accounts.

The historical cost of the investment properties, included above at a valuation of £4,205,967, was £2,985,967 (2016: £2,905,445).

7. Debtors

	2017 £	2016 £
Other debtors.	—	55,094

8. Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	215,126	380,742
Corporation tax	71,231	60,116
Social security and other taxes	17,552	—
Other creditors	431,500	679,925
	735,409	1,120,783

Alexir Investments Limited

Notes to the Financial Statements (continued)

Year ended 31 May 2017

9. Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	<u>911,713</u>	<u>749,581</u>
Amounts falling due in more than five years		
	2017 £	2016 £
Repayable by instalments		
Bank loans more 5 yr by instal	<u>179,115</u>	<u>6,126</u>

10. Reserves

	Distributable reserve £	Revaluation reserve £	Deferred Tax £	Total P&L reserve £
Opening balance 1 June 2015	849,618			849,618
Movements	240,463			240,463
Closing balance 31 May 2016	<u>1,090,081</u>	<u>-</u>	<u>-</u>	<u>1,090,081</u>
Opening balance 1 June 2016	1,090,081	-	-	1,090,081
Movements	287,928	1,220,000	(153,278)	1,354,650
Closing Balance 31 May 2017	<u>1,378,009</u>	<u>1,220,000</u>	<u>(153,278)</u>	<u>2,444,731</u>

The total amount of distributable reserves as at 31 May 2017 was £1,378,009 (2016: £1,090,081). The revaluation reserve, which under FRS102 1A has been combined with the profit and loss reserve, is part of non-distributable reserves. The deferred tax provision, which has been recognised under FRS 102 1A, is also part of non-distributable reserves.

11. Secured debts

The following secured debts are include within creditors

	2017 £	2016 £
Bank loans	<u>1,126,839</u>	<u>1,130,323</u>

There are three bank loan agreements secured over the two freehold properties. The loan in relation to Unit 5 has an interest rate of 2.35% above the bank base rate. The term is for 10 years with a drawn down date of 05/05/2011. The second loan in relation to Units A and B has an interest rate of 2.2% above the bank base rate. The term is again for 10 years with a drawn down date of 22/06/2011. The third loan in relation to work on the extension has an interest rate of 2.1% above the bank base rate. The term is for 10 years with a draw down date of 21/06/2016.

Unlimited multilateral company guarantees have been given to the company bankers, by the company, and Alexir Packaging Limited to secure all liabilities of each other with the bank.

Alexir Investments Limited

Notes to the Financial Statements *(continued)*

Year ended 31 May 2017

12. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 June 2015.

No transitional adjustments were required in equity or profit or loss for the year.

There were no transitional adjustments in respect of investment properties in 2016 as the directors considered that the open market values of the properties were not materially different to the cost values at 31 May 2016. They consequently did not revise the properties values.