

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020

FOR

GGT PROPERTIES LIMITED

The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

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FOR THE YEAR ENDED 30 JUNE 2020**

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GGT PROPERTIES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 JUNE 2020**

DIRECTORS:

G.R. Obee
T.G. Obee

REGISTERED OFFICE:

Motorline House
Shalloak Road
Broad Oak
Canterbury
Kent
CT2 0PR

REGISTERED NUMBER:

08145708 (England and Wales)

ACCOUNTANTS:

The Carley Partnership
St James's House
8 Overcliffe
Gravesend
Kent
DA11 0HJ

BALANCE SHEET
30 JUNE 2020

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Investment property	4		13,343,992		9,018,337
CURRENT ASSETS					
Debtors	5	15,153		3,828	
Cash at bank		<u>65,921</u>		<u>22,902</u>	
		81,074		26,730	
CREDITORS					
Amounts falling due within one year	6	<u>6,364,197</u>		<u>2,755,588</u>	
NET CURRENT LIABILITIES			<u>(6,283,123)</u>		<u>(2,728,858)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			7,060,869		6,289,479
CREDITORS					
Amounts falling due after more than one year	7		(4,137,125)		(3,489,913)
PROVISIONS FOR LIABILITIES			<u>(336,983)</u>		<u>(350,486)</u>
NET ASSETS			<u>2,586,761</u>		<u>2,449,080</u>
CAPITAL AND RESERVES					
Called up share capital	9		100		100
Fair value reserve	10		1,868,609		1,945,544
Retained earnings	10		<u>718,052</u>		<u>503,436</u>
SHAREHOLDERS' FUNDS			<u>2,586,761</u>		<u>2,449,080</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2020 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
- (b) 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.

BALANCE SHEET - continued
30 JUNE 2020

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 and authorised for issue on 11 December 2020 and were signed on its behalf by:

G.R. Obee - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2020**
1. STATUTORY INFORMATION

GGT Properties 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.

2. ACCOUNTING POLICIES
Basis of preparing the financial statements

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. 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, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2019 - NIL).

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2019	9,018,337
Additions	4,565,655
Disposals	(240,000)
At 30 June 2020	<u>13,343,992</u>
NET BOOK VALUE	
At 30 June 2020	<u>13,343,992</u>
At 30 June 2019	<u>9,018,337</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2020

4. INVESTMENT PROPERTY - continued

Fair value at 30 June 2020 is represented by:

	£
Valuation in 2015	382,722
Valuation in 2017	195,000
Valuation in 2018	1,035,569
Valuation in 2019	342,197
Cost	11,388,504
	<u>13,343,992</u>

Investment properties were valued on a fair value basis on 30 June 2020 by the directors .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade debtors	6,750	(955)
Other debtors	<u>8,403</u>	<u>4,783</u>
	<u>15,153</u>	<u>3,828</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Bank loans and overdrafts	1,258,654	156,850
Trade creditors	24,278	-
Taxation and social security	86,395	24,561
Other creditors	<u>4,994,870</u>	<u>2,574,177</u>
	<u>6,364,197</u>	<u>2,755,588</u>

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

	2020	2019
	£	£
Bank loans	<u>4,137,125</u>	<u>3,489,913</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans	<u>3,479,125</u>	<u>2,862,513</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2020	2019
	£	£
Bank loans	<u>5,395,779</u>	<u>3,646,763</u>

The bank loans are secured by legal charges over the company's properties.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2020
9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value: £1	2020 £	2019 £
100	Ordinary		<u>100</u>	<u>100</u>

10. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 July 2019	503,436	1,945,544	2,448,980
Profit for the year	137,681	-	137,681
Transfer between reserves	<u>76,935</u>	<u>(76,935)</u>	<u>-</u>
At 30 June 2020	<u>718,052</u>	<u>1,868,609</u>	<u>2,586,661</u>

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.