Company Registration No. 08227521 (England and Wales)

PROPER PROPERTY LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

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PROPER PROPERTY LIMITED

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PROPER PROPERTY LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2018

	Notes	2018 £	2018 £	2017 £	2017 £
Fixed assets					
Tangible assets	**3**		948,475		833,260
Current assets					
Debtors	**4**	2,731,962		2,765,667	
Cash at bank and in hand		309,458		327,108	
		3,041,420		3,092,775	
Creditors: amounts falling due within one year	**5**	(84,886)		(98,344)	
Net current assets			2,956,534		2,994,431
Total assets less current liabilities			3,905,009		3,827,691
Creditors: amounts falling due after more than one year	**6**		(1,076,640)		(1,064,760)
Provisions for liabilities			(333,343)		(333,343)
Net assets			2,495,026		2,429,588
Capital and reserves					
Called up share capital	**7**		950,000		950,000
Profit and loss reserves			1,545,026		1,479,588
Total equity			2,495,026		2,429,588

The directors of the company have elected not to include a copy of the profit and loss account within the 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 by the board of directors and authorised for issue on 23 May 2019 and are signed on its behalf by:

Mr K H N Schulpen
Director

Company Registration No. 08227521

1 Accounting policies

Company information

Proper Property Limited is a private company limited by shares incorporated in England and Wales. The registered office is Birbeck House, 11-13 Brunel Road, Earlstrees Industrial Estate, Corby, Northamptonshire, NN17 4JW.

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 disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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 £.

The financial statements have been prepared on the historical cost convention. The principal accounting policies adopted are set out below.

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements:

- Section 4 'Statement of Financial Position' – Reconciliation of the opening and closing number of shares;
- Section 7 'Statement of Cash Flows' – Presentation of a statement of cash flow and related notes and disclosures;
- Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' – Carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in profit or loss and in other comprehensive income;
- Section 26 'Share based Payment' – Share-based payment expense charged to profit or loss, reconciliation of opening and closing number and weighted average exercise price of share options, how the fair value of options granted was measured, measurement and carrying amount of liabilities for cash-settled share-based payments, explanation of modifications to arrangements;
- Section 33 'Related Party Disclosures' – Compensation for key management personnel.

The financial statements of the company are consolidated in the financial statements of Pecege Beheer B.V. These consolidated financial statements are available from its registered office, Zaalbergweg 17, 2314 XS Leiden, The Netherlands.

1 Accounting policies **(Continued)**

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Following the destruction by fire of the company's commercial property during 2016 an insurance claim has been made which will enable the property to be rebuilt and interest payments made to the parent company will be covered by the business interruption insurance. The cover for business interruption extends for 3 years, the directors consider this to be a sufficient time period in which to rebuild the premise and restore tenants.

The principle creditor is the parent company loan of €1,200,000 which is not due for repayment until 2023, the parent company will continue to support the company in the next 12 months.

1.3 Turnover

Turnover represents amounts receivable for rental charges net of VAT.

Revenue comprises rentals received on an accruals basis.

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:

Land and buildings Freehold	0% - 20% straight line per annum on cost
Fixtures, fittings & equipment	20% straight line per annum on cost

No depreciation is provided in respect of freehold land or buildings under construction. The freehold property is charged depreciation on a straight line basis over 40 years, and improvements to the building are depreciated on a straight line basis over 10 years.

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.

The insurance claim monies received for costs incurred in making the site safe, demolition and professional fees in connection with the rebuild, have been treated as part of the costs of disposal of the building.

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible 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).

1 Accounting policies **(Continued)**

1.6 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks.

Classification of financial liabilities

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities

Loan in foreign currency

The long term loan of €1,200,000 from the ultimate parent company is converted into sterling at the year end. In 2018 the currency loss of £12,248 (2017 - £36,154) has been taken to the profit and loss account.

1.7 Equity instruments

1.8 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.

1.9 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 3 (2017 - 3).

3 Tangible fixed assets

	Land and buildings Freehold	Assets under construction	Total
	£	£	£
Cost			
At 1 January 2018	750,000	83,260	833,260
Additions	-	115,215	115,215
At 31 December 2018	750,000	198,475	948,475
Depreciation and impairment			
At 1 January 2018 and 31 December 2018	-	-	-
Carrying amount			
At 31 December 2018	750,000	198,475	948,475
At 31 December 2017	750,000	83,260	833,260

Freehold land and buildings with a carrying amount of £948,475 (2017 - £833,260) may not be pledged or used as security for other borrowings or to sold to another entity, without the prior consent of Hapelux S.A as long as the agreement to provide the €1,200,000 loan remains in place.

The carrying value of land and buildings comprises
Freehold land of £750,000 (2017 - £750,000)
Assets under construction £ 198,475 (2017 - £83,260)
The freehold land and assets under construction are not depreciated within these accounts.

4 Debtors

	2018	2017
Amounts falling due within one year:	£	£
Other debtors	2,731,962	2,765,667

5 Creditors: amounts falling due within one year

	2018	2017
	£	£
Trade creditors	28,967	43,465
Corporation tax	15,349	14,737
Other creditors	40,570	40,142
	84,886	98,344

6 Creditors: amounts falling due after more than one year

	2018	2017
	£	£
Amounts owed to group undertakings	1,076,640	1,064,760

The long term loan represents a loan of €1,200,000 from the ultimate parent company Hapelux S.A. The loan is repayable by 22 July 2023.

Amounts included above which fall due after five years are as follows:

Payable other than by instalments	-	1,064,760

7 Called up share capital

	2018	2017
	£	£
Ordinary share capital		
Issued and fully paid		
950,000 Ordinary of £1 each	950,000	950,000

8 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Mr Adrian Neal BA (Hons) FCA.
The auditor was Berry Accountants Ltd.

9 Parent company

The immediate parent company is Pecege Vastgoed B.V. a company registered in The Netherlands, and the ultimate parent company is Hapelux S.A. a company registered in Luxembourg. Pecege Beheer B.V. prepares group accounts in which Proper Property Limited is consolidated and copies can be obtained from Zaalbergweg 17, 2314 XS Leiden. The Netherlands.

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.