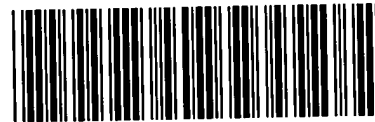

ARJ CONSTRUCTION PROPERTY LIMITED

FINANCIAL STATEMENTS
INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 30 APRIL 2022

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ARJ CONSTRUCTION PROPERTY LIMITED
REGISTERED NUMBER: 08548708

BALANCE SHEET
AS AT 30 APRIL 2022

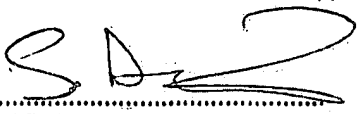
	Note	2022 £	2021 £
Fixed assets			
Tangible assets	4	656,476	672,327
		<u>656,476</u>	<u>672,327</u>
Current assets			
Debtors: amounts falling due within one year	5	3,972	-
Cash at bank and in hand	6	78,621	66,642
		<u>82,593</u>	<u>66,642</u>
Creditors: amounts falling due within one year	7	(296,876)	(297,921)
Net current liabilities		<u>(214,283)</u>	<u>(231,279)</u>
Total assets less current liabilities		<u>442,193</u>	<u>441,048</u>
Creditors: amounts falling due after more than one year	8	(223,995)	(257,416)
Net assets		<u><u>218,198</u></u>	<u><u>183,632</u></u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		218,197	183,631
		<u><u>218,198</u></u>	<u><u>183,632</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 income and retained earnings 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:



S J Doherty

Director

Date:

12th Sept 22

ARJ CONSTRUCTION PROPERTY LIMITED
REGISTERED NUMBER: 08548708

BALANCE SHEET (CONTINUED)
AS AT 30 APRIL 2022

The notes on pages 3 to 7 form part of these financial statements.

ARJ CONSTRUCTION PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2022

1. General information

ARJ Construction Property Limited is a company incorporated and domiciled in the England & Wales.

The principal activity of the company is that of property rental.

Registered office; Bedford House, Rutherford Close, Meaway Technology Park, Stevenage, Hertsfordshire SG1 2EF.

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

The financial statements have been prepared on the going concern basis which assumes that the company will continue in operational existence for a period of at least 12 months following the approval of these financial statements. As the company has net current liabilities at the balance sheet date, the company's parent company, ARJ Construction Holdings Limited, has confirmed it will continue to support the company for a period of at least 12 months from the approval of these financial statements.

There can be no certainty in relation to these matters. However, the directors consider it appropriate to prepare the financial statements on the going concern basis.

2.3 Revenue

Revenue recognised during the year is rental income which 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.

2.4 Finance costs

Finance costs are charged to profit or loss 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.

2.5 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

ARJ CONSTRUCTION PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2022

2. Accounting policies (continued)

2.6 Taxation

Tax is recognised in profit or loss 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.

2.7 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	- over 25 years
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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 profit or loss.

2.8 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.

2.9 Cash and cash equivalents

Cash is represented by the cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

2.10 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.

2.11 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 ordinary shares.

ARJ CONSTRUCTION PROPERTY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022**

2. Accounting policies (continued)

2.11 Financial instruments (continued)

3. Employees

The average monthly number of employees, including directors, during the year was 3 (2021 - 3).

4. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 May 2021	792,530
At 30 April 2022	<u>792,530</u>
Depreciation	
At 1 May 2021	120,203
Charge for the year on owned assets	15,851
At 30 April 2022	<u>136,054</u>
Net book value	
At 30 April 2022	<u><u>656,476</u></u>
At 30 April 2021	<u><u>672,327</u></u>

5. Debtors

	2022 £	2021 £
Trade debtors	3,972	-
	<u><u>3,972</u></u>	<u><u>-</u></u>

ARJ CONSTRUCTION PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

6. Cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	78,621	66,642
	<u>78,621</u>	<u>66,642</u>

7. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans	33,215	35,232
Amounts owed to group undertakings	259,999	259,999
Other taxation and social security	3,662	2,690
	<u>296,876</u>	<u>297,921</u>

There is a debenture including fixed charge over all present freehold and leasehold property; first fixed charge over book and other debts, chattels, goodwill and uncalled capital, both present and future; and first floating charge over all assets and undertaking both present and future dated 2 March 2007.

Composite Company Unlimited Multilateral Guarantee date 17 September 2013 given by ARJ Construction Property Limited, ARJ Construction Limited, ARJ Construction Holdings Limited.

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

	2022 £	2021 £
Bank loans	223,995	257,416
	<u>223,995</u>	<u>257,416</u>

ARJ CONSTRUCTION PROPERTY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022**

9. Loans

Analysis of the maturity of loans is given below:

	2022 £	2021 £
Amounts falling due within one year		
Bank loans	33,215	35,232
	<u>33,215</u>	<u>35,232</u>
Amounts falling due after more than 5 years		
Bank loans	223,995	257,416
	<u>223,995</u>	<u>257,416</u>
	<u><u>257,210</u></u>	<u><u>292,648</u></u>

10. Related party transactions

At the balance sheet date, the company was a wholly owned subsidiary of ARJ Construction Holdings Limited and has taken advantage of the exemptions available under FRS 102 for non-disclosure of intergroup related party transactions with wholly owned subsidiaries.

11. Controlling party

At the balance sheet date, the company was a wholly owned subsidiary of ARJ Construction Holdings Limited, itself a subsidiary of ARJ Construction Holdings Limited into which these results are consolidated. There is no ultimate controlling party. The address of the ultimate parent company is:

Bedford House
Rutherford Close,
Meadway Technology Park,
Stevenage,
Herts,
SG1 2EF

12. Auditors' information

The auditors' report on the financial statements for the year ended 30 April 2022 was unqualified.

The audit report was signed on 13 September 2022 by Neil Cundale BSc FCA (Senior Statutory Auditor) on behalf of Hillier Hopkins LLP.