

Unaudited Financial Statements for the Year Ended 30 November 2025

for

Heritage Gate (Uk) Limited

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for the Year Ended 30 November 2025

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Statement of Financial Position  
30 November 2025

|                                              | Notes | 30.11.25<br>£ | £                | 30.11.24<br>£ | £                |
|----------------------------------------------|-------|---------------|------------------|---------------|------------------|
| <b>FIXED ASSETS</b>                          |       |               |                  |               |                  |
| Investment property                          | 4     |               | 6,067,336        |               | 6,067,336        |
| <b>CURRENT ASSETS</b>                        |       |               |                  |               |                  |
| Debtors                                      | 5     | 47,113        |                  | 6,675         |                  |
| Cash at bank                                 |       | <u>68,292</u> |                  | <u>23,074</u> |                  |
|                                              |       | 115,405       |                  | 29,749        |                  |
| <b>CREDITORS</b>                             |       |               |                  |               |                  |
| Amounts falling due within one year          | 6     | <u>34,503</u> |                  | <u>44,298</u> |                  |
| <b>NET CURRENT ASSETS/(LIABILITIES)</b>      |       |               | <u>80,902</u>    |               | <u>(14,549)</u>  |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |               | 6,148,238        |               | 6,052,787        |
| <b>CREDITORS</b>                             |       |               |                  |               |                  |
| Amounts falling due after more than one year | 7     |               | (5,311,367)      |               | (5,224,795)      |
| <b>PROVISIONS FOR LIABILITIES</b>            |       |               | (98,923)         |               | (101,986)        |
| <b>ACCRUALS AND DEFERRED INCOME</b>          |       |               | <u>(316,125)</u> |               | <u>(291,124)</u> |
| <b>NET ASSETS</b>                            |       |               | <u>421,823</u>   |               | <u>434,882</u>   |

The notes on pages 3 to 6 form part of these financial statements

Statement of Financial Position - continued  
30 November 2025

|                             | Notes | 30.11.25<br>£ | £              | 30.11.24<br>£ | £              |
|-----------------------------|-------|---------------|----------------|---------------|----------------|
| <b>CAPITAL AND RESERVES</b> |       |               |                |               |                |
| Called up share capital     | 9     |               | 100            |               | 100            |
| Fair value reserve          | 10    |               | 592,476        |               | 589,413        |
| Retained earnings           |       |               | (170,753)      |               | (154,631)      |
| <b>SHAREHOLDERS' FUNDS</b>  |       |               | <u>421,823</u> |               | <u>434,882</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2025 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.

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 19 May 2026 and were signed on its behalf by:

Mr John Wesley Lee - Director

Notes to the Financial Statements  
for the Year Ended 30 November 2025

**1. STATUTORY INFORMATION**

Heritage Gate (Uk) Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address are as below:

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| <b>Registered number:</b> | 12820708                                           |
| <b>Registered office:</b> | 1 Hayfield Grove<br>Aldridge<br>Walsall<br>WS9 0AF |

**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 represents the fair value of rent received or receivable from the investment properties, 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 statement of financial position date.

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

2. **ACCOUNTING POLICIES - continued**

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 3 (2024 - 3) .

4. **INVESTMENT PROPERTY**

|                                            | Total<br>£       |
|--------------------------------------------|------------------|
| <b>FAIR VALUE</b>                          |                  |
| At 1 December 2024<br>and 30 November 2025 | <u>6,067,336</u> |
| <b>NET BOOK VALUE</b>                      |                  |
| At 30 November 2025                        | <u>6,067,336</u> |
| At 30 November 2024                        | <u>6,067,336</u> |

Fair value at 30 November 2025 is represented by:

|                   | £                |
|-------------------|------------------|
| Valuation in 2022 | 691,399          |
| Cost              | <u>5,375,937</u> |
|                   | <u>6,067,336</u> |

Investment property situated at Belem Tower, Belem Close, Sefton Park, Liverpool (also known as land and building on the west side of Aigburth Drive, Liverpool and registered at HM Land Registry under title number MS368589) is under a charge from Barclays Security Trustee Limited. The charge were created on 14 January 2022 and 31 January 2022.

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|               | 30.11.25<br>£ | 30.11.24<br>£ |
|---------------|---------------|---------------|
| Other debtors | <u>47,113</u> | <u>6,675</u>  |

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                              | 30.11.25      | 30.11.24      |
|------------------------------|---------------|---------------|
|                              | £             | £             |
| Other creditors              | 30,803        | 30,804        |
| Accruals and deferred income | 3,700         | 13,494        |
|                              | <u>34,503</u> | <u>44,298</u> |

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

|                                | 30.11.25         | 30.11.24         |
|--------------------------------|------------------|------------------|
|                                | £                | £                |
| Bank loans more 5 yrs non-inst | 2,672,467        | 2,585,895        |
| Other loans - 2-5 years        | 2,638,900        | 2,638,900        |
|                                | <u>5,311,367</u> | <u>5,224,795</u> |

Amounts falling due in more than five years:

|                                         |                  |                  |
|-----------------------------------------|------------------|------------------|
| Repayable otherwise than by instalments |                  |                  |
| Bank loans more 5 yrs non-inst          | <u>2,672,467</u> | <u>2,585,895</u> |

8. **SECURED DEBTS**

The following secured debts are included within creditors:

|            | 30.11.25         | 30.11.24         |
|------------|------------------|------------------|
|            | £                | £                |
| Bank loans | <u>2,672,467</u> | <u>2,585,895</u> |

The loan amounting to £2,672,467 is secured by the way of charge on the property situated at Belem Tower, Belem Close, Sefton Park, Liverpool (also known as land and building on the west side of Aigburth Drive, Liverpool and registered at HM Land Registry under title number MS368589, disclosed as investment property). The charge was created in the name of Barclays Security Trustee Limited on 14 January 2022 and 31 January 2022.

9. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

| Number: | Class:     | Nominal value: | 30.11.25   | 30.11.24   |
|---------|------------|----------------|------------|------------|
|         |            |                | £          | £          |
| 100     | Ordinary A | £1             | <u>100</u> | <u>100</u> |

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

**10. RESERVES**

|                           | Fair<br>value<br>reserve<br>£ |
|---------------------------|-------------------------------|
| At 1 December 2024        | 589,413                       |
| Transfer to/from reserves | <u>3,063</u>                  |
| At 30 November 2025       | <u>592,476</u>                |

**11. RELATED PARTY DISCLOSURES**

The company owes £2,638,900 (2024: £2,638,900) as at accounting year end date to its parent company (100%) Heritage Gate Jamaica Limited, a company registered in Jamaica (Company registered number: 105041).

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.