

**REGISTERED NUMBER: 02981916 (England and Wales)**

**Unaudited Financial Statements**  
**for the Year Ended 31 October 2019**  
**for**  
**Nationwide Investment Group Limited**

**Contents of the Financial Statements**  
**for the Year Ended 31 October 2019**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

**Nationwide Investment Group Limited**

**Company Information**  
**for the Year Ended 31 October 2019**

**DIRECTOR:** G R Ziser

**SECRETARY:** Y Toledano-Epstein

**REGISTERED OFFICE:** 1st Floor, 9 Hampstead West  
224 Iverson Road  
West Hampstead  
London  
NW6 2HL

**REGISTERED NUMBER:** 02981916 (England and Wales)

**ACCOUNTANTS:** CAAS  
Chartered Accountants  
Suite 203, 2nd Floor  
China House  
401 Edgware Road  
London  
NW2 6GY

**Nationwide Investment Group Limited (Registered number: 02981916)**

**Balance Sheet**  
**31 October 2019**

	Notes	31.10.19 £	£	31.10.18 £	£
<b>FIXED ASSETS</b>					
Investments	4		-		50
Investment property	5		<u>3,880,000</u>		<u>3,800,000</u>
			3,880,000		3,800,050
<b>CURRENT ASSETS</b>					
Debtors	6	2,243,184		5,132,410	
Cash at bank		<u>43,370</u>		<u>161,698</u>	
		2,286,554		5,294,108	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>227,063</u>		<u>3,334,971</u>	
<b>NET CURRENT ASSETS</b>			<u>2,059,491</u>		<u>1,959,137</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			5,939,491		5,759,187
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(1,974,976)		(2,013,535)
<b>PROVISIONS FOR LIABILITIES</b>	10		<u>(419,757)</u>		<u>(406,157)</u>
<b>NET ASSETS</b>			<u>3,544,758</u>		<u>3,339,495</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			2		2
Non-distributable reserve			2,700,092		2,633,692
Retained earnings			<u>844,664</u>		<u>705,801</u>
			<u>3,544,758</u>		<u>3,339,495</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2019 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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**  
**31 October 2019**

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 director on 17 February 2020 and were signed by:

G R Ziser - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 October 2019**

**1. STATUTORY INFORMATION**

Nationwide Investment Group 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets, and in accordance with the accounting policies set out below.

**Turnover**

Turnover represents the total value, excluding value added tax and trade discounts, of rent receivable. Turnover is recognised over the period of rental.

**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.

In accordance with the provisions of section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", investment properties are included at fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

**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.

**Investments**

Fixed asset investments are stated at cost less provision for permanent diminution in value.

**Trade debtors**

Trade debtors are carried at original net invoice amount less an estimate for doubtful debtors. Bad debts are written off when identified. Specific provisions are made against debts whose recovery is considered doubtful.

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 October 2019**

**2. ACCOUNTING POLICIES - continued**

**Provisions and accruals**

Provisions are recognised when there is a present legal or constructive obligation as a result of past events and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2018 - 2) .

**4. FIXED ASSET INVESTMENTS**

	Interest in joint venture £
<b>COST</b>	
At 1 November 2018	50
Disposals	<u>(50)</u>
At 31 October 2019	<u>-</u>
<b>NET BOOK VALUE</b>	
At 31 October 2019	<u>-</u>
At 31 October 2018	<u><u>50</u></u>

During the year, Nationwide Investment Group Limited disposed of its 50% shareholding in Robinmast Ltd.

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 November 2018	3,800,000
Revaluations	<u>80,000</u>
At 31 October 2019	<u>3,880,000</u>
<b>NET BOOK VALUE</b>	
At 31 October 2019	<u><u>3,880,000</u></u>
At 31 October 2018	<u><u>3,800,000</u></u>

Fair value at 31 October 2019 is represented by:

	£
Valuation in 2012	2,089,850
Valuation in 2016	950,000
Valuation in 2018	80,000
Cost	<u>760,150</u>
	<u><u>3,880,000</u></u>

In the opinion of the director, the market value of the property at the balance sheet date was £3,880,000 on an open market basis.

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 October 2019**

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

	31.10.19	31.10.18
	£	£
Amounts owed by joint ventures	-	95,705
Amounts owed by associates	2,243,184	5,034,335
Prepayments	-	2,370
	<u>2,243,184</u>	<u>5,132,410</u>

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

	31.10.19	31.10.18
	£	£
Bank loans and overdrafts	38,537	38,537
Trade creditors	-	1,752
Amounts owed to associates	-	3,106,991
Tax	33,158	25,324
Other creditors	154,138	160,567
Accrued expenses	1,230	1,800
	<u>227,063</u>	<u>3,334,971</u>

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

	31.10.19	31.10.18
	£	£
Bank loans - 1-2 years	1,974,976	77,075
Bank loans - 2-5 years	-	1,936,460
	<u>1,974,976</u>	<u>2,013,535</u>

**9. SECURED DEBTS**

The following secured debts are included within creditors:

	31.10.19	31.10.18
	£	£
Bank loans	<u>2,013,513</u>	<u>2,052,072</u>

Santander UK Plc holds fixed and floating charges over Nationwide Investment Group Limited. The floating charges cover all of the property or undertaking of the company. The charges also contain a negative pledge.

**10. PROVISIONS FOR LIABILITIES**

	31.10.19	31.10.18
	£	£
Deferred tax	<u>419,757</u>	<u>406,157</u>
		Deferred tax
		£
Balance at 1 November 2018		406,157
Provided during year		<u>13,600</u>
Balance at 31 October 2019		<u>419,757</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.