

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 NOVEMBER 2019**  
**FOR**  
**DRYWATER INVESTMENTS LTD**

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**FOR THE YEAR ENDED 30 NOVEMBER 2019**

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**DRYWATER INVESTMENTS LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 NOVEMBER 2019**

**DIRECTORS:** Mr C Christou  
Mr A Christou

**SECRETARY:** Mrs I Christou

**REGISTERED OFFICE:** 1 Kings Avenue  
London  
N21 3NA

**REGISTERED NUMBER:** 07077833 (England and Wales)

**ACCOUNTANTS:** AGK Partners  
Chartered Accountants  
1 Kings Avenue  
London  
N21 3NA

**STATEMENT OF FINANCIAL POSITION**  
**30 NOVEMBER 2019**

	Notes	2019 £	£	2018 £	£
<b>FIXED ASSETS</b>					
Property, plant and equipment	4		13,463		16,828
Investment property	5		<u>8,454,168</u>		<u>8,433,247</u>
			8,467,631		8,450,075
<b>CURRENT ASSETS</b>					
Debtors	6	578,463		383,817	
Cash at bank		<u>162,896</u>		<u>200,783</u>	
		741,359		584,600	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>213,886</u>		<u>911,278</u>	
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			<u>527,473</u>		<u>(326,678)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			8,995,104		8,123,397
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(4,416,257)		(3,772,671)
<b>PROVISIONS FOR LIABILITIES</b>	10		<u>(620,026)</u>		<u>(620,026)</u>
<b>NET ASSETS</b>			<u>3,958,821</u>		<u>3,730,700</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			1,000		1,000
Fair value reserve			2,643,267		2,643,267
Retained earnings			<u>1,314,554</u>		<u>1,086,433</u>
			<u>3,958,821</u>		<u>3,730,700</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2019 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 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 27 August 2020 and were signed on its behalf by:

Mr C Christou - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 NOVEMBER 2019**

**1. STATUTORY INFORMATION**

Drywater Investments Ltd 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 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.

**Significant judgements and estimates**

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period or in the period of the revision and future periods where the revision affects both current and future periods.

There are no significant judgements or estimates involved in the preparation of the financial statements.

**Revenue**

Revenue represents the value of rental income chargeable in respect of the company's investment property. Revenue is recognised evenly over the period of the rental agreement.

**Property, plant and equipment**

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. Such cost includes costs directly attributable to making the assets capable of operating as intended.

The carrying value of tangible assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable.

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Plant and machinery 20% on reducing balance  
Land and buildings not depreciated

The company has adopted the policy of not depreciating the assets in the year of purchase, but full depreciation will be provided in the year of disposal.

**Investment properties**

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.

Deferred tax is provided on these gains at the rate expected to apply if the property is sold at the balance sheet date.

**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 2019**

**2. ACCOUNTING POLICIES - continued**

**Deferred tax**

Deferred tax is recognised in respect of all material 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.

**Cash and cash equivalent**

Cash and cash equivalents in the statement of financial position comprise cash at banks and in hand, short term deposits with an original maturity date of one month. Cash equivalents are defined as short-term, highly liquid investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

**Financial instruments**

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss.

Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit and loss.

**3. EMPLOYEES AND DIRECTORS**

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

**4. PROPERTY, PLANT AND EQUIPMENT**

Plant and  
machinery  
£

**COST**

At 1 December 2018  
and 30 November 2019

90,287

**DEPRECIATION**

At 1 December 2018

73,459

Charge for year

3,365

At 30 November 2019

76,824

**NET BOOK VALUE**

At 30 November 2019

13,463

At 30 November 2018

16,828

**5. INVESTMENT PROPERTY**

Total  
£

**FAIR VALUE**

At 1 December 2018

8,433,247

Additions

20,921

At 30 November 2019

8,454,168

**NET BOOK VALUE**

At 30 November 2019

8,454,168

At 30 November 2018

8,433,247

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 NOVEMBER 2019**

**5. INVESTMENT PROPERTY - continued**

Fair value at 30 November 2019 is represented by:

	£
Valuation in 2017	3,263,293
Cost	5,190,875
	<u>8,454,168</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2019	2018
	£	£
Cost	<u>5,190,874</u>	<u>5,169,954</u>

Investment property was valued on an open market basis on 30 November 2019 by the directors of the company

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

	2019	2018
	£	£
Other debtors	<u>578,463</u>	<u>383,817</u>

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

	2019	2018
	£	£
Bank loans and overdrafts	104,027	103,991
Trade creditors	145	8,800
Taxation and social security	61,311	61,255
Other creditors	<u>48,403</u>	<u>737,232</u>
	<u>213,886</u>	<u>911,278</u>

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

	2019	2018
	£	£
Bank loans	3,200,949	3,305,012
Other creditors	<u>1,215,308</u>	<u>467,659</u>
	<u>4,416,257</u>	<u>3,772,671</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>3,200,949</u>	<u>2,889,048</u>

**9. SECURED DEBTS**

The following secured debts are included within creditors:

	2019	2018
	£	£
Bank loans	<u>3,304,976</u>	<u>3,409,003</u>

The bank loan is secured on the properties of the company by way of a fixed and floating charge and contains negative pledge.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 NOVEMBER 2019**

**10. PROVISIONS FOR LIABILITIES**

	2019	2018
	£	£
Deferred tax	<u>620,026</u>	<u>620,026</u>
		Deferred tax
		£
Balance at 1 December 2018		<u>620,026</u>
Balance at 30 November 2019		<u>620,026</u>

**11. RELATED PARTY DISCLOSURES**

Included in other debtors due within less than one year, is an amount of £577,385 (2018: £382,719 ) due from connected companies under common directorship.

Included in other creditors due within less than one year, is an amount of £677,656 (2018: £697,656) due to a connected company under common directorship.

Included in other creditors due after more than one year, is an interest free loan amount of £537,653 (2018: £467,659) due to the shareholders of the company.



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