

**REGISTERED NUMBER: 11115331 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019**

**FOR**

**LAUGAN PROPERTIES LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 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>

**LAUGAN PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

<b>DIRECTORS:</b>	G Logan K W Lau
<b>REGISTERED OFFICE:</b>	9 Woodgate Drive London SW16 5YP
<b>REGISTERED NUMBER:</b>	11115331 (England and Wales)
<b>ACCOUNTANTS:</b>	MDH Chartered Certified Accountants 21 Stafford Road Croydon Surrey CR0 4NG

**BALANCE SHEET**  
**31 DECEMBER 2019**

	Notes	31/12/19 £	£	31/12/18 £	£
<b>FIXED ASSETS</b>					
Investment property	4		4,200,501		2,661,486
<b>CURRENT ASSETS</b>					
Debtors	5	236,555		267,336	
Cash at bank		<u>44,066</u>		<u>35,810</u>	
		280,621		303,146	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>3,807</u>		<u>13,533</u>	
<b>NET CURRENT ASSETS</b>			<u>276,814</u>		<u>289,613</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			4,477,315		2,951,099
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		<u>4,503,894</u>		<u>2,964,563</u>
<b>NET LIABILITIES</b>			<u>(26,579)</u>		<u>(13,464)</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	8		400		400
Retained earnings			<u>(26,979)</u>		<u>(13,864)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(26,579)</u>		<u>(13,464)</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 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.
- (b)

**BALANCE SHEET - continued  
31 DECEMBER 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 Board of Directors and authorised for issue on 10 June 2020 and were signed on its behalf by:

G Logan - Director

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019

1. **STATUTORY INFORMATION**

Laugan Properties 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.

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.

**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 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.

3. **EMPLOYEES AND DIRECTORS**

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

4. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2019	2,661,486
Additions	1,539,015
At 31 December 2019	<u>4,200,501</u>
<b>NET BOOK VALUE</b>	
At 31 December 2019	<u>4,200,501</u>
At 31 December 2018	<u>2,661,486</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2019

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

	31/12/19	31/12/18
	£	£
Other debtors	<u>236,555</u>	<u>267,336</u>

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

	31/12/19	31/12/18
	£	£
Trade creditors	-	4,686
Other creditors	<u>3,807</u>	<u>8,847</u>
	<u>3,807</u>	<u>13,533</u>

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

	31/12/19	31/12/18
	£	£
Bank loans	3,705,170	2,646,531
Other creditors	<u>798,724</u>	<u>318,032</u>
	<u>4,503,894</u>	<u>2,964,563</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank Loan	<u>3,705,170</u>	<u>2,646,531</u>

8. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/12/19	31/12/18
			£	£
400	Ordinary Shares	1	<u>400</u>	<u>400</u>

9. **DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to directors subsisted during the year ended 31 December 2019 and the period ended 31 December 2018:

	31/12/19	31/12/18
	£	£
<b>G Logan and K W Lau</b>		
Balance outstanding at start of year	(7,447)	-
Amounts advanced	19,500	400
Amounts repaid	(14,460)	(7,847)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(2,407)</u>	<u>(7,447)</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2019

10. **RELATED PARTY DISCLOSURES**

**Yamatron Ltd**

A company in with Mr G Logan is a shareholder

	31/12/19	31/12/18
	£	£
Amount due from related party at the balance sheet date	<u>236,555</u>	<u>267,336</u>

**Skyline City Properties Limited**

A company in with Mr G Logan is a shareholder

	31/12/19	31/12/18
	£	£
Amount due to related party at the balance sheet date	<u>798,725</u>	<u>318,032</u>

11. **ULTIMATE CONTROLLING PARTY**

There is no ultimate controlling party. The company is owned by Mr G Logan and Mr R Lau in a 50/50 share split.



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.