

FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2022

EPR STUDIO LIMITED

MENZIES

EPR STUDIO LIMITED

COMPANY INFORMATION

| | |
|----------------------|---|
| Directors | C D Castle RIBA (Managing Director) B P Bacchus (Finance Director) J E Balls RIBA M G Bruce RIBA J C Everitt RIBA |
| Registered number | 11990788 |
| Registered office | All Saints Austral Street London SE11 4SJ |
| Independent auditors | Menzies LLP Chartered Accountants & Statutory Auditor Lynton House 7-12 Tavistock Square London WC1H 9LT |

EPR STUDIO LIMITED

REGISTERED NUMBER:11990788

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2022

| | Note | 2022 £ | 2021 £ |
|---|------|--------------------|--------------------|
| Fixed assets | | | |
| Investment Property | 4 | 8,192,389 | 3,694,217 |
| | | <u>8,192,389</u> | <u>3,694,217</u> |
| Current assets | | | |
| Debtors: amounts falling due after more than one year | 5 | 79,755 | - |
| Debtors: amounts falling due within one year | 5 | 320,437 | 98,045 |
| Cash at bank and in hand | | 45,823 | 3,316,209 |
| | | <u>446,015</u> | <u>3,414,254</u> |
| Creditors: amounts falling due within one year | 6 | (7,961,114) | (5,650,007) |
| Net current liabilities | | <u>(7,515,099)</u> | <u>(2,235,753)</u> |
| Total assets less current liabilities | | <u>677,290</u> | <u>1,458,464</u> |
| Creditors: amounts falling due after more than one year | 7 | (839,901) | (1,500,000) |
| Net liabilities | | <u>(162,611)</u> | <u>(41,536)</u> |
| Capital and reserves | | | |
| Called up share capital | | 234 | 234 |
| Profit and loss account | | (162,845) | (41,770) |
| | | <u>(162,611)</u> | <u>(41,536)</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 on 30 March 2023.

B P Bacchus (Finance Director)
Director

The notes on pages 2 to 7 form part of these financial statements.

EPR STUDIO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

1. General information

EPR Studio Limited is a private company limited by shares, registered in England and Wales, registration number 11990788. The registered office is disclosed on the company information page.

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 directors have reviewed the company's business plans and cash flow forecasts and are confident that the company has sufficient access to funding to enable it to continue to operate as a going concern.

As at 31 March 2022, the company has net liabilities of £162,611 (2021: £41,536). The directors deem the going concern basis to be appropriate because of the future estimated cash flow forecasted, once the development of the investment property has been completed. The building is owned on a long leasehold and so the directors believe the company will return to a profit making position in the future.

2.3 Functional and presentational currency

The company's functional and presentational currency is GBP.

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.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

2. Accounting policies (continued)

2.6 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. 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 reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.7 Investment property

Investment property is carried at fair value determined annually by the directors in consultation with external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.8 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.

3. Employees

The average monthly number of employees, including directors, during the year was 5 (2021 - 5).

EPR STUDIO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

4. Investment property

| | Long term leasehold investment property £ | Property under construction £ | Total £ |
|-------------------------|---|-------------------------------------|------------------|
| Valuation | | | |
| At 1 April 2021 | 2,288,847 | 1,405,370 | 3,694,217 |
| Additions at cost | - | 4,501,386 | 4,501,386 |
| Disposals | - | (3,214) | (3,214) |
| At 31 March 2022 | 2,288,847 | 5,903,542 | 8,192,389 |

The 2022 valuations were made by the directors, on an open market value for existing use basis.

The additions to investment property relate to the development and conversion of the property for mixed use.

An external valuation was carried out on the property in November 2022. The property was valued at £14,800,000, in excess of the costs incurred at that date.

5. Debtors

| | 2022 £ | 2021 £ |
|-------------------------------------|----------------|---------------|
| Due after more than one year | | |
| Deferred tax asset | 79,755 | - |
| | <u>79,755</u> | <u>-</u> |
| Due within one year | | |
| Other debtors | 320,203 | 97,811 |
| Called up share capital not paid | 234 | 234 |
| | <u>320,437</u> | <u>98,045</u> |

EPR STUDIO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

6. Creditors: Amounts falling due within one year

| | 2022 £ | 2021 £ |
|------------------------------|------------------|------------------|
| Bank loans | 1,500,000 | - |
| Other creditors | 5,648,984 | 5,500,142 |
| Trade creditors | 802,180 | 138,311 |
| Accruals and deferred income | 9,950 | 11,554 |
| | <u>7,961,114</u> | <u>5,650,007</u> |

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

| | 2022 £ | 2021 £ |
|------------|----------------|------------------|
| Bank loans | 839,901 | 1,500,000 |
| | <u>839,901</u> | <u>1,500,000</u> |

EPR STUDIO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

8. Loans

Analysis of the maturity of loans is given below:

| | 2022 £ | 2021 £ |
|--|------------------|------------------|
| Amounts falling due within one year | | |
| Bank loans | 1,500,000 | - |
| Other loans | 5,648,984 | 5,500,142 |
| | <u>7,148,984</u> | <u>5,500,142</u> |
| Amounts falling due 1-2 years | | |
| Bank loans | 839,901 | 1,500,000 |
| | <u>839,901</u> | <u>1,500,000</u> |
| | <u>7,988,885</u> | <u>7,000,142</u> |

Details of securities given:

EPR Studio Limited have been granted a loan facility in the year of which £839,901 was drawn down as at 31 March 2022. This, and the existing bank borrowing, is supported by a charge over the investment property. There is also a guarantee provided by EPR Architects Limited and EPR Architects Group Limited, supported by debenture and cash deposit respectively.

Other loans represent amounts lent to EPR Studio Limited by EPR Architects Group Limited, a related party.

EPR Studio Limited has provided a guarantee, supported by debenture, to The Trustee Corporation Limited as Trustee of the EPR Group Limited Defined Benefits Scheme.

EPR Studio Limited is a related party of EPR Architects Limited and EPR Architects Group Limited, as disclosed further in note 9.

9. Related party transactions

During the year, EPR Studio Limited were invoiced a total amount of £226,000 (2021: £178,250) by EPR Architects Limited for the provision of architectural services. At the year end, a balance of £45,000 (2021: £22,500) was due to EPR Architects Limited.

The directors and shareholders of EPR Studio Limited are also directors and indirect shareholders of EPR Architects Limited.

Within other creditors there is an amount of £5,648,984, of which £146,127 relates to interest payable, (2021: £5,500,142) relating to a loan from EPR Architects Group Limited, which is repayable on demand.

The directors and shareholders of EPR Studio Limited are also directors and shareholders of EPR Architects Group

Limited.

EPR Architects Limited is a wholly owned subsidiary of EPR Architects Group Limited.

EPR STUDIO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

10. Post balance sheet events

An external valuation was carried out on the property in November 2022. The property was valued at £14,800,000, in excess of the costs incurred at that date.

11. Controlling party

The Directors are of the opinion that there is not one individual ultimate controlling party.

12. Auditors' information

The auditors' report on the financial statements for the year ended 31 March 2022 was unqualified.

The audit report was signed on 30 March 2023 by Ralph Mitchison (FCA) (Senior Statutory Auditor) on behalf of Menzies LLP.

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.