

COLDHARBOUR APL LIMITED

**Company Registration Number:
11793749 (England and Wales)**

Unaudited abridged accounts for the year ended 31 December 2019

Period of accounts

Start date: 29 January 2019

End date: 31 December 2019

COLDHARBOUR APL LIMITED

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COLDHARBOUR APL LIMITED

Balance sheet

As at 31 December 2019

Notes **11 months
to 31
December
2019**

£

Fixed assets

Investments:	3	2,468,085
Total fixed assets:		<u>2,468,085</u>

Current assets

Cash at bank and in hand:		44,542
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Total current assets:		<u>44,542</u>
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Creditors: amounts falling due within one year:	4	(1,152,333)
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Net current assets (liabilities):		<u>(1,107,791)</u>
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Total assets less current liabilities:		1,360,294
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Creditors: amounts falling due after more than one year:	5	(1,447,772)
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Total net assets (liabilities):		<u>(87,478)</u>
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Capital and reserves

Called up share capital:		2
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Profit and loss account:		(87,480)
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Shareholders funds:		<u>(87,478)</u>
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The notes form part of these financial statements

COLDHARBOUR APL LIMITED

Balance sheet statements

For the year ending 31 December 2019 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 18 December 2020
and signed on behalf of the board by:**

Name: Meta Beemer

Status: Director

The notes form part of these financial statements

COLDHARBOUR APL LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2019

1. Accounting policies

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

Valuation and information policy

Investment properties Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Other accounting policies

Cash and cash equivalents Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities. Financial instruments The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously. Basic financial assets Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised. Classification of financial liabilities Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Basic financial liabilities Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method. Equity instruments Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

COLDHARBOUR APL LIMITED

Notes to the Financial Statements for the Period Ended 31 December 2019

2. Employees

***11 months
to 31
December
2019***

Average number of employees during the period

4

COLDHARBOUR APL LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2019

3. Fixed investments

Investment propertyFair valueAt 29 January 2019 £0Additions £2,468,085At 31 December 2019 £2,468,085Investment property comprises 414 Coldharbour Lane, London. SW9 8LF. The valuation was made on a cost basis by the directors..

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Notes to the Financial Statements

for the Period Ended 31 December 2019

4. Creditors: amounts falling due within one year note

Creditors: amounts falling due within one yearTrade creditors £10,231Amounts owed to group undertakings £1,061,525Other creditors £80,577Total £1,152,333

COLDHARBOUR APL LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2019

5. Creditors: amounts falling due after more than one year note

Creditors: amounts falling due after more than one yearAmounts owed to group undertakings
£1,447,772

COLDHARBOUR APL LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2019

6. Related party transactions

Name of the related party:	AG BRIXTON LENDER B.V.
Relationship:	Group Company
Description of the Transaction:	Included in Creditors amounts falling due within 1 year are the following related party loans: £1,000,000 from AG Brixton Lender B.V. a group company. The loan bears interest at 8% compounding monthly. On 01/07/2020 this loan was converted to a Senior Mezzanine Loan.
	£
Balance at 31 December 2019	1,000,000

Name of the related party:	AG POPES ROAD B.V.
Relationship:	Group Company
Description of the Transaction:	Included in Creditors amounts falling due within 1 year are the following related party loans: £61,525 owed to AG Popes Road B.V. a group company with common control. the loan bears no interest and has no fixed repayment date.
	£
Balance at 31 December 2019	61,525

Name of the related party:	AG BRIXTON LENDER B.V.
Relationship:	Group Company
Description of the Transaction:	Included in Creditors amounts falling due after 1 year are the following related party loans: £927,000 Mezzanine Loan from AG Brixton Lender B.V. a group company. The loan bears interest at 10.8% per annum Compounding quarterly. The loan is due for repayment on the earlier of 31/07/2026 or the sale of the property or sale of ownership of the company. On 01/07/2020 £645,000 was converted to a Senior mezzanine Loan leaving a Mezzanine Loan balance of £282,000.
	£
Balance at 31 December 2019	927,000

Name of the related party:	AG POPES ROAD COOPERATIEVE U.A.
Relationship:	Parent Company

Description of the Transaction:

Included in Creditors amounts falling due after 1 year are the following related party loans:
£520,772 Parent company loan from AG UK Popes Road Cooperatieve U.A. This loan bears no interest and has no fixed repayment date.

£

Balance at 31 December 2019

520,772