

JOHNSON HOLDCO 1 LIMITED

**Company Registration Number:
13049026 (England and Wales)**

Unaudited statutory accounts for the year ended 31 December 2023

Period of accounts

Start date: 1 January 2023

End date: 31 December 2023

JOHNSON HOLDCO 1 LIMITED

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JOHNSON HOLDCO 1 LIMITED

Directors' report period ended 31 December 2023

The directors present their report with the financial statements of the company for the period ended 31 December 2023

Principal activities of the company

The Company acts as a holding entity which invests indirectly into properties in the United Kingdom through Johnson Hatton Office Unit Trust (the "Trust"), an entity created in Jersey.

Directors

The directors shown below have held office during the whole of the period from
1 January 2023 to 31 December 2023

Riccardo Abello
Ciedic Chan
Henri Helier

The above report has been prepared in accordance with the special provisions in part 15 of the Companies Act 2006

This report was approved by the board of directors on
1 July 2024

And signed on behalf of the board by:

Name: Ciedic Chan
Status: Director

JOHNSON HOLDCO 1 LIMITED

Profit And Loss Account

for the Period Ended 31 December 2023

	<i>2023</i>	<i>2022</i>
	<i>£</i>	<i>£</i>
Administrative expenses:	(25,284)	(20,650)
Operating profit(or loss):	(25,284)	(20,650)
Interest receivable and similar income:	528	6,230,491
Interest payable and similar charges:	(4,256,898)	
Profit(or loss) before tax:	(4,281,654)	6,209,841
Profit(or loss) for the financial year:	(4,281,654)	6,209,841

JOHNSON HOLDCO 1 LIMITED

Balance sheet

As at 31 December 2023

	<i>Notes</i>	<i>2023</i>	<i>2022</i>
		<i>£</i>	<i>£</i>
Fixed assets			
Tangible assets:	3	98,642,045	98,103,930
Total fixed assets:		<u>98,642,045</u>	<u>98,103,930</u>
Current assets			
Cash at bank and in hand:		2,000,515	
Investments:	4	80,652	80,652
Total current assets:		<u>2,081,167</u>	<u>80,652</u>
Creditors: amounts falling due within one year:	5	(3,094,947)	(24,663)
Net current assets (liabilities):		<u>(1,013,780)</u>	<u>55,989</u>
Total assets less current liabilities:		<u>97,628,265</u>	<u>98,159,919</u>
Total net assets (liabilities):		<u>97,628,265</u>	<u>98,159,919</u>
Capital and reserves			
Called up share capital:		19,111,120	15,361,120
Share premium account:		63,852,452	63,852,452
Profit and loss account:		14,664,693	18,946,347
Total Shareholders' funds:		<u>97,628,265</u>	<u>98,159,919</u>

The notes form part of these financial statements

JOHNSON HOLDCO 1 LIMITED

Balance sheet statements

For the year ending 31 December 2023 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.

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

**This report was approved by the board of directors on 1 July 2024
and signed on behalf of the board by:**

Name: Ciedic Chan
Status: Director

The notes form part of these financial statements

JOHNSON HOLDCO 1 LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2023

1. Accounting policies

Basis of measurement and preparation

These financial statements have been prepared in accordance with the provisions of Financial Reporting Standard 101

JOHNSON HOLDCO 1 LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2023

2. Employees

	<i>2023</i>	<i>2022</i>
Average number of employees during the period	0	0

JOHNSON HOLDCO 1 LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2023

3. Tangible assets

	Land & buildings	Plant & machinery	Fixtures & fittings	Office equipment	Motor vehicles
Cost	£	£	£	£	£
At 1 January 2023	98,103,930				
Additions	4,795,000				
Disposals					
Revaluations	4,256,885				
Transfers					
At 31 December 2023	98,642,045				
Depreciation					
At 1 January 2023					
Charge for year					
On disposals					
Other adjustments					
At 31 December 2023					
Net book value					
At 31 December 2023	98,642,045				
At 31 December 2022	98,103,930				

JOHNSON HOLDCO 1 LIMITED

Notes to the Financial Statements

for the Period Ended 31 December 2023

4. Current assets investments note

The amounts due from related parties are interest-free, unsecured and repayable on demand.

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Notes to the Financial Statements

for the Period Ended 31 December 2023

5. Creditors: amounts falling due within one year note

	<i>2023</i>	<i>2022</i>
	<i>£</i>	<i>£</i>
Other creditors	3,094,947	24,663
Total	<u>3,094,947</u>	<u>24,663</u>