

QUAY PROPERTIES PLC

GROUP FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30TH SEPTEMBER 2022

QUAY PROPERTIES PLC

ANNUAL REPORT AND ACCOUNTS

30th September, 2022

Contents

NOTICE OF ANNUAL GENERAL MEETING.....	Page 2
GENERAL INFORMATION.....	Page 3
CHAIRMAN'S STATEMENT.....	Page 4
DIRECTORS' REPORT.....	Page 5
STATEMENT OF DIRECTORS' RESPONSIBILITIES.....	Page 6
INDEPENDENT AUDITORS' REPORT.....	Pages 7, 8 9 & 10
ACCOUNTS (Pages 11-21)	
Consolidated Statement of Comprehensive Income.....	Page 11
Consolidated Statement of Cash Flows.....	Page 12
Consolidated Statement of Changes in Equity.....	Page 13
Statement of Changes in Equity.....	Page 14
Consolidated Balance Sheet.....	Page 15
Balance Sheet.....	Page 16
Notes to the Financial Statements.....	Pages 17, 18, 19, 20 & 21
SUBSTANTIAL SHAREHOLDINGS	Page 22
EARNINGS PER SHARE	Page 22

QUAY PROPERTIES PLC

NOTICE OF MEETING

QUAY CHAMBERS
SOUTH QUAY
DOUGLAS
ISLE OF MAN

1st March, 2023

NOTICE IS HEREBY GIVEN that the **FORTY-THIRD ANNUAL GENERAL MEETING** of **QUAY PROPERTIES PLC** will be held at Quay Chambers, South Quay, Douglas, Isle of Man on Thursday 23rd March 2023 at 12.00 noon for the following purposes.

ORDINARY BUSINESS

- | | |
|-----------------|--|
| Resolution No.1 | To receive and adopt the report of the directors and the accounts for the year ended 30th September 2022 together with the Auditors' Report. |
| Resolution No.2 | To re-elect Mr J. Ashcroft , a Director retiring by rotation, who, being eligible, offers himself for re-election. |
| Resolution No.3 | To re-elect Mr W.G. Crossley , a Director retiring by rotation, who, being eligible, offers himself for re-election. |
| Resolution No.4 | To re-appoint the Auditors to the Company and fix their remuneration. (See Note 2) |

To transact any other business.

By Order of the Board,

C.A. QUAYLE B.A. A.C.A
Secretary

- Notes
- 1) Every member entitled to attend and vote at a meeting of the Company is entitled to appoint a proxy to attend and vote instead of that member. A proxy need not be a member of the Company. Forms of proxy are enclosed with this Notice.
 - 2) As no notice has been given under Section 13 of the Companies Act 1982 the auditors are automatically re-appointed.

QUAY PROPERTIES PLC

GENERAL INFORMATION

Directors: W.N. Crossley, I.Eng. AMI Mar. Eng. Chairman
J. Ashcroft M.N.A.E.A.
W.G. Crossley, T.M.I.E.T.
C.A. Quayle, B.A. A.C.A.
R. S. Quayle, B.A. (Hons)

Company Secretary: C.A. Quayle, B.A. A.C.A.

Bankers: Barclays Bank Plc
Victoria Street, Douglas,
Isle of Man

Brokers: Ramsey Crookall & Co
Securities House, 38-42 Athol Street, Douglas.
Isle of Man IM1 1QH

Auditors: Greystone LLC
15 St Georges Street
Isle of Man IM1 1AJ

Company Number: 15856

Registered Office: Quay Chambers, South Quay,
Douglas, Isle of Man IM1 5AR

QUAY PROPERTIES PLC

CHAIRMAN'S STATEMENT

Year ended 30th September 2022

Ladies & Gentlemen,

The past year here at Quay Properties Plc has been uneventful, in a good way. We have seen some minor changes in occupancy, but the occupancy rate remains the same, 100%. As has been noted in previous annual reports there is a high demand for industrial units. When we have a tenant wishing to vacate at the end of their lease there appear to be no shortage of suitable prospective tenants. Long may this situation prevail.

The small sized offices owned by our subsidiary Cain House Limited have likewise seen offices becoming available and finding new occupants in a timely manner. The larger open plan office spaces still remain stubbornly unlet, with no sign of the status quo changing any time soon. Fortunately we have relatively few units which fit into this category.

We are leaving all development plans on hold for the time being. This policy may change if we see any encouraging signs of the economy growing or we are approached to build a facility to order.

The overall trading status of the company would best be described as stable. In this respect the Board have decided to pay a 6% dividend this year.

22nd February, 2023

W. N. CROSSLEY
CHAIRMAN

QUAY PROPERTIES PLC

DIRECTORS' REPORT

For the year ended 30th September, 2022

The Directors present their annual report together with the audited financial statements for the year ended 30th September 2022.

1. PRINCIPAL ACTIVITY

The company is the owner of Commercial and Industrial Property.

2. RESULTS AND DIVIDENDS

The Group made a profit for the year after taxation of £630,544 (2021: £539,026). A dividend of £254,549 representing 6% on issued share capital will be paid (2021: 5% £212,124).

3. POLITICAL AND CHARITABLE DONATIONS

The Company donated £6,000 to Craig's Heartstrong Foundation and £4,000 to Sailing for the Disabled.

4. DIRECTORS

The Directors who held office and their interest in the shares of the company during the year under review and to date were:-

	Number of Shares
J. Ashcroft, M.N.A.E.A.	5,331
W.G. Crossley T.M.I.E.T.	3,315
W.N. Crossley, I.Eng. AMI Mar. Eng. (Chairman)	5,690
C.A. Quayle, B.A. A.C.A	-
R.S. Quayle	2,865

So far as each director is aware, there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware. Also, each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

5. AUDITORS

The auditors, Greystone LLC, Chartered Accounts, retire and offer themselves for reappointment in office in accordance with Section 12 of the Companies Act 1982.

6. PRINCIPAL RISKS AND UNCERTAINTIES

The company faces a number of business risks and uncertainties due to difficult trading conditions in the rental market for both offices and industrial units. In view of this the directors are looking carefully at both existing and potential new markets.

7. FINANCIAL INSTRUMENTS

The company has a normal level of exposure to price, credit, liquidity and cash flow risks arising from trading activities which are only conducted in sterling. The company does not enter into any hedging transactions.

ON BEHALF OF THE BOARD

.....
W.N. CROSSLEY, Director.

.....
C.A. QUAYLE, Director.

Dated: 22nd February 2023

QUAY PROPERTIES PLC

STATEMENT OF DIRECTORS' RESPONSIBILITIES

For the year ended 30th September, 2022

Company law requires the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- * select suitable accounting policies and then apply them consistently;
- * make judgements and estimates that are reasonable and prudent; and
- * prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Acts 1931 to 2004. They are also responsible for safeguarding the assets of the Company and hence for the prevention and detection of fraud and other irregularities.

ON BEHALF OF THE BOARD

.....
W.N. CROSSLEY, Director.

.....
C.A. QUAYLE, Director.

Dated: 22nd February 2023

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF QUAY PROPERTIES PLC

For the year ended 30th September 2022

OPINION

We have audited the financial statements of Quay Properties Plc (the 'company') and its subsidiary (the 'group') for the year ended 30th September 2022 which comprise the consolidated statement of comprehensive income, the consolidated statement of cash flows, the consolidated statement of changes in equity, the statement of changes in equity, the consolidated balance sheet, the balance sheet, and the related notes 1 to 13, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group and the parent company's affairs as at 30th September 2022 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the requirements of the Companies Acts 1931 to 2004.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF QUAY PROPERTIES PLC (CONTINUED)

For the year ended 30th September 2022

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE REPORT BY EXCEPTION

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

RESPONSIBILITIES OF DIRECTORS

As explained more fully in the directors' responsibilities statement set out on page 6, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the group and the parent company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identify and assess the risks of material misstatement contained within the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF QUAY PROPERTIES PLC (CONTINUED)

For the year ended 30th September 2022

IDENTIFYING AND ASSESSING POTENTIAL RISKS RELATED TO IRREGULARITIES

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the group and parent company's documentation of their policies and procedures relating to:
- identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of noncompliance;
- detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
- the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the group and parent company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Isle of Man Companies Acts 1931 to 2004 and local tax legislation.

AUDIT RESPONSE TO RISKS IDENTIFIED

As a result of performing the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance;
- obtained an understanding of provisions and held discussions with management to understand the basis of recognition or non-recognition of tax provisions; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members including internal specialists and significant component audit teams and remained alert to any indications of fraud or noncompliance with laws and regulations throughout the audit.

QUAY PROPERTIES PLC

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF QUAY PROPERTIES PLC (CONTINUED)

For the year ended 30th September 2022

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:

<https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>

This description forms part of our auditor's report.

This

USE OF OUR REPORT

This report is made solely to the company's member in accordance with Section 15 of the Companies Act 1982. Our audit work has been undertaken so that we might state to the company's member those matters we are required to state in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's member for our audit work, for this report, or for the opinion we have formed.

**Greystone LLC
Chartered Accountants
Douglas, Isle of Man**

Dated: 22nd February 2023

QUAY PROPERTIES PLC

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30th September, 2022

	Notes	2022 £	2021 £
Turnover	1b	1,128,254	1,089,738
Cost of Sales		(90,295)	(84,575)
Gross Profit		1,037,959	1,005,163
Administrative Expenses		(481,040)	(457,276)
Profit on disposal of Property		40,000	-
(Loss)/Profit on disposal of Investments		(3,945)	2,164
Dividends		125,530	103,060
Profit on Ordinary Activities before Interest		718,504	653,111
Interest Receivable		12,630	2,352
Profit on Ordinary Activities before Taxation		731,134	655,463
Taxation	2	(100,590)	(116,437)
Profit on Ordinary Activities after Taxation	3	630,544	539,026
Other Comprehensive Income			
(Loss)/Profit on Revaluation of Investment Properties	1c,4	(80,000)	451,210
(Loss)/Profit on Revaluation of Investments	1d	(888,792)	1,388,684
Total Comprehensive (Loss)/ Profit for the Year		(338,248)	2,378,920

QUAY PROPERTIES PLC

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 30th September, 2022

	2022 £	2021 £
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before Tax	556,919	547,887
Adjustments for:		
Depreciation	(1,687)	-
Decrease/(Increase) in Debtors	4,607	(1,736)
Increase/(Decrease) in Creditors	3,020	(4,949)
	-----	-----
Cash generated from operations	562,859	541,202
Tax Paid	(96,532)	(110,983)
	-----	-----
Net Cash generated by operations	466,327	430,219
	-----	-----
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	12,630	2,352
Dividends received	30,754	36,555
Purchase of Fixed Assets	-	-
Sale of Property	220,000	350,000
Purchase of Property	-	-
Capitalised Expenditure	-	-
Sale of Investments	53,388	27,772
Purchase of Investments	(45,671)	(22,226)
Motor Vehicles	(8,250)	-
	-----	-----
Net Cash generated from Investing Activities	262,851	394,454
	-----	-----
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid	(212,124)	(212,124)
Loans repaid	-	-
	-----	-----
Net Cash used in Financing Activities	(212,124)	(212,124)
	-----	-----
Net Increase in Cash and Cash Equivalents	517,054	612,549
Cash and Cash Equivalents at the beginning of the Year	2,179,224	1,566,675
	-----	-----
Cash and Cash Equivalents at the end of the Year	2,696,278	2,179,224
	=====	=====

QUAY PROPERTIES PLC

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 30th September, 2022

	Share Capital £	Share Premium £	Other Reserves £	Capital Redemption £	Retained Earnings £	Total £
As at 1 October 2020	4,242,479	222,815	11,036,690	(122,144)	6,567,823	21,947,663
Profit for the Year	-	-	-	-	539,026	539,026
Gain on Revaluation of Property	-	-	451,210	-	-	451,210
Surplus on Revaluation of Investments	-	-	1,388,684	-	-	1,388,684
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2021	4,242,479	222,815	12,876,684	(122,144)	6,894,725	24,114,459
As at 1 October 2021	4,242,479	222,815	12,876,584	(122,144)	6,894,725	24,114,459
Profit for the Year	-	-	-	-	630,544	630,544
Deficit on Revaluation of Property	-	-	(80,000)	-	-	(80,000)
Deficit on Revaluation of Investments	-	-	(888,792)	-	-	(888,792)
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2022	4,242,479	222,815	11,907,792	(122,144)	7,313,145	23,564,087

QUAY PROPERTIES PLC

STATEMENT OF CHANGES IN EQUITY

For the year ended 30th September, 2022

	Share Capital £	Share Premium £	Other Reserves £	Capital Redemption £	Retained Earnings £	Total £
As at 1 October 2020	4,242,479	222,815	8,325,983	(121,584)	6,730,415	19,400,108
Profit for the Year	-	-	-	-	539,026	539,026
Gain on Revaluation of Property	-	-	150,000	-	-	150,000
Gain on Revaluation of Investments	-	-	1,388,684	-	-	1,388,684
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2021	<u><u>4,242,479</u></u>	<u><u>222,815</u></u>	<u><u>9,864,667</u></u>	<u><u>(121,584)</u></u>	<u><u>7,057,317</u></u>	<u><u>21,265,694</u></u>
As at 1 October 2021	4,242,479	222,815	9,864,667	(121,584)	7,057,317	21,265,694
Profit for the Year	-	-	-	-	710,731	710,731
Gain on Revaluation of Property	-	-	-	-	-	-
Loss on Revaluation of Investments	-	-	(888,792)	-	-	(888,792)
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2022	<u><u>4,242,479</u></u>	<u><u>222,815</u></u>	<u><u>8,975,875</u></u>	<u><u>(121,584)</u></u>	<u><u>7,555,924</u></u>	<u><u>20,875,509</u></u>

QUAY PROPERTIES PLC

CONSOLIDATED BALANCE SHEET

As at 30th September, 2022

	Note	2022		2021	
		£	£	£	£
FIXED ASSETS					
Motor Vehicles	5		9,938		-
Investment Property	4		15,490,000		15,750,000
Investments	1d		5,671,097		6,476,776
			<u>21,171,035</u>		<u>22,226,776</u>
CURRENT ASSETS					
Debtors and Prepayments	6	24,716		29,323	
Cash at Bank		2,696,278		2,179,224	
		<u>2,720,994</u>		<u>2,208,547</u>	
CREDITORS: Amounts falling due within one year					
Creditors	7	316,401		309,323	
		<u>316,401</u>		<u>309,323</u>	
NET CURRENT ASSETS			2,404,593		1,899,224
CREDITORS: Amounts falling due after more than one year					
Rent Deposits	8		(11,541)		(11,541)
NET ASSETS			<u>23,564,087</u>		<u>24,114,459</u>
CAPITAL AND RESERVES					
Share Capital	11		4,242,479		4,242,479
Share Premium	11		222,815		222,815
Other Reserves			11,907,792		12,876,584
Capital Redemption Fund			(122,144)		(122,144)
Retained Profits			7,313,145		6,894,725
EQUITY SHAREHOLDERS' FUNDS			<u>23,564,087</u>		<u>24,114,459</u>

Notes 1 to 13 form part of these financial statements.

We approve these accounts and confirm that we have made available all relevant records and information for their preparation.

.....
W N Crossley
Director

.....
C A Quayle
Director

Dated: 22nd February 2023

QUAY PROPERTIES PLC

BALANCE SHEET

As at 30th September, 2022

	Note	2022		2021	
		£	£	£	£
FIXED ASSETS					
Motor Vehicles	5		9,938		-
Shares in Group Undertakings	9		350,365		350,365
Investment Property	4		11,560,000		11,680,000
Listed Investments	1d		5,671,097		6,476,776
			<u>17,591,400</u>		<u>18,507,141</u>
CURRENT ASSETS					
Sundry Debtors	6	17,389		14,723	
Loans to Group Undertakings	9	833,984		909,817	
Cash at Bank		2,638,369		2,121,540	
		<u>3,489,742</u>		<u>3,046,080</u>	
CREDITORS: Amounts falling due within one year					
Sundry Creditors	7	194,092		182,616	
Tax	7	100,187		93,370	
		<u>294,279</u>		<u>275,986</u>	
NET CURRENT ASSETS			3,195,463		2,770,094
CREDITORS: Amounts falling due after more than one year					
Rent Deposits	8	(11,541)		(11,541)	
			<u>(11,541)</u>		<u>(11,541)</u>
NET ASSETS			<u>20,775,322</u>		<u>21,265,694</u>
CAPITAL AND RESERVES					
Share Capital	11		4,242,479		4,242,479
Share Premium	11		222,815		222,815
Other Reserves			8,975,875		9,864,667
Capital Redemption Fund			(121,584)		(121,584)
Retained Profits			7,455,737		7,057,317
EQUITY SHAREHOLDERS' FUNDS			<u>20,775,322</u>		<u>21,265,694</u>

Notes 1 to 13 form part of these financial statements.

We approve these accounts and confirm that we have made available all relevant records and information for their preparation.

.....
W N Crossley
Director

.....
C A Quayle
Director

Dated: 22nd February 2023

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30th September, 2022

1. ACCOUNTING POLICIES

a. Basis of Preparation of Financial Statements

These financial statements have been prepared under the historical cost convention in compliance with FRS 102 – The Financial Reporting Standard applicable in the UK and Ireland, and the Isle of Man Companies Acts 1931 to 2004.

b. Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes.

c. Investment Property

In accordance with Section 16 of FRS 102, investment property is accounted for at fair value through profit and loss. Further details are disclosed in Note 4.

d. Listed Investments

The company's listed investments are carried in the financial statements at fair value. Movement in fair value is recognised through other comprehensive income.

e. Depreciation

Depreciation is provided so as to write off the cost over the estimated working lives of fixed assets at the following rates:-

Motor Vehicles 25% Straight Line

f. Basis of Consolidation

Quay Properties Plc has the following 100% owned subsidiary: Cain House Limited

The investment in Cain House Limited is held at cost less impairment in accordance with FRS102 Section 11.

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2022

2. TAXATION

The charge for taxation is based on the profits from Manx Rental Income for the year, which are subject to Manx Income Tax at a rate of 20% (2021: 20%).

The Company has claimed industrial building allowances on certain of its freehold properties and any disposal of these properties may give rise to a tax liability. The total allowances claimed to 30th September 2022 represent a potential liability to tax at 10% on £381,774 (2021: £381,774).

As it is not the policy of the parent company to dispose of its properties this potential liability has not been provided for in these accounts.

3. OPERATING PROFIT

	2022		2021	
	Group £	Company £	Group £	Company £
The operating profit is stated after charging:-				
Auditors' Remuneration	7,730	4,670	7,082	4,310
Directors' Salaries	343,760	270,429	333,887	263,796
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

4. INVESTMENT PROPERTY

The Directors have undertaken a valuation of the company's investment property at 30 September 2022. No independent, third party valuation has been carried out since September 2017.

	2022		2021	
	£ Group	£ Company	£ Group	£ Company
At Valuation				
1st October	15,750,000	11,680,000	15,648,790	11,530,000
Deficit arising on Revaluation	(80,000)	-	451,210	150,000
Additions	-	-	-	-
Disposals	(180,000)	(120,000)	(350,000)	-
30th September	<u>15,490,000</u>	<u>11,560,000</u>	<u>15,750,000</u>	<u>11,680,000</u>

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2022

5. MOTOR VEHICLES

	2022		2021	
	£ Group	£ Company	£ Group	£ Company
Cost				
As at 1st October	13,841	13,841	13,841	13,841
Additions	13,250	13,250	-	-
Disposals	(6,805)	(6,805)	-	-
	-----	-----	-----	-----
30th September	20,286	20,286	13,841	13,841
	=====	=====	=====	=====
Depreciation				
As at 1st October	13,841	13,841	13,841	13,841
Charge for the Year	3,313	3,313	-	-
Disposals	(6,805)	(6,805)	-	-
	-----	-----	-----	-----
30th September	10,349	10,349	13,841	13,841
	=====	=====	=====	=====
Net Book Value				
As at 30 th September	9,937	9,937	-	-
	=====	=====	=====	=====

6. DEBTORS

	2022		2021	
	£ Group	£ Company	£ Group	£ Company
Trade Debtors	14,212	12,600	17,206	8,823
Prepayments	10,504	4,789	12,117	5,900
	-----	-----	-----	-----
	24,716	17,389	29,323	14,723
	=====	=====	=====	=====

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022		2021	
	£ Group	£ Company	£ Group	£ Company
Other Creditors	132,334	132,334	131,885	131,885
Taxation	104,672	100,187	100,613	93,370
Social Security and other Taxes	21,885	18,164	21,814	18,223
Accruals	57,510	43,594	55,011	32,508
	-----	-----	-----	-----
	316,401	294,279	309,323	275,986
	=====	=====	=====	=====

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2022

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

	2022		2021	
	£ Group	£ Company	£ Group	£ Company
Rent Deposit	<u>11,541</u>	<u>11,541</u>	<u>11,541</u>	<u>11,541</u>

9. INVESTMENTS IN AND LOANS TO SUBSIDIARY COMPANIES

	2022		2021	
	Investment £	Loans £	Investment £	Loans £
Cain House Limited 805 Ordinary Shares/ of £1 each (100%)	<u>350,365</u>	<u>833,984</u>	<u>350,365</u>	<u>909,816</u>

10. RELATED PARTY TRANSACTIONS

The controlling party is Strategic Investments Limited by virtue of them holding a majority shareholding.

Name	Relationship	Transactions in the year	2022 Dr/(Cr) £	Debtor/ (Creditor) at year end £
Cain House Limited	Subsidiary	Dividend	(22,018)	22,018

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2022

11. CALLED UP SHARE CAPITAL

	2022		2021	
	Share Capital £	Share Premium £	Share Capital £	Share Premium £
Fully Paid and Issued 4,242,479 Ordinary Shares of £1 each	4,242,479	222,815	4,242,479	222,815

12. FINANCIAL INSTRUMENTS

Exposure to foreign currency, credit, liquidity and cash flow interest rate risks arises in the normal course of the Company's business. These risks are limited by the Company's financial management policies and practices described below.

Foreign Currency Risk

The company has limited exposure to foreign currency risk. Substantially all of the Company's sales and purchases are denominated in Sterling.

Credit Risk

The Company is at risk from its customers defaulting on their leases. This risk is mitigated by the spread of tenants and properties.

Liquidity Risk

The directors have ultimate responsibility for liquidity risk management in maintaining adequate reserves and banking facilities. They do this by continuously monitoring forecast and actual cash flows.

Cash Flow Interest Rate Risk

The company has no interest-bearing assets and liabilities other than the cash at bank. Future changes in interest rates could impact on the value of the listed investments held by the company.

13. POST BALANCE SHEET EVENTS

There are no matters to report as post balance sheet events.

QUAY PROPERTIES PLC

SUBSTANTIAL SHAREHOLDINGS

SHAREHOLDERS HOLDINGS IN EXCESS OF 3% OF THE CAPITAL OF THE COMPANY

	On 30.9.2022	On 30.9.2021
Strategic Investments Limited	3,923,435	3,923,435

Note: The capital of Strategic Investments Limited is held as follows:-

	Ordinary Shares of £1 each	Ordinary A Shares of £1 each
Ashcroft Family	694,315	20,000
Crossley Family	2,070,315	180,000
Yates Family	583,000	-
	-----	-----
	3,347,630	200,000
	=====	=====

EARNINGS PER SHARE

The Board is of the opinion that a NIL Basis for the earnings per share is appropriate (i.e., the ratio of profit to the average of shares in issue where it is assumed no dividend has been paid.)

	Year to 30.9.2022	Year to 30.9.2021
Earnings per Share (Nil Basis)	14.8p	12.7p