

Company Registration No. 10416652 (England and Wales)

**WISE ZONE LTD**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2018**  
**PAGES FOR FILING WITH REGISTRAR**

# WISE ZONE LTD

## CONTENTS

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	<b>Page</b>
Balance sheet	1
Statement of changes in equity	2
Notes to the financial statements	3 - 6

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**WISE ZONE LTD**  
**BALANCE SHEET**  
**AS AT 31 OCTOBER 2018**

	Notes	£	2018 £	£	2017 £
<b>Fixed assets</b>					
Investments	3		1		-
<b>Current assets</b>					
Debtors	5	2,524,851		-	
Cash at bank and in hand		24,308		2,400,959	
		<u>2,549,159</u>		<u>2,400,959</u>	
<b>Creditors: amounts falling due within one year</b>	6	<b>(2,686,042)</b>		<b>(2,439,901)</b>	
<b>Net current liabilities</b>			<b>(136,883)</b>		<b>(38,942)</b>
<b>Total assets less current liabilities</b>			<b>(136,882)</b>		<b>(38,942)</b>
<b>Capital and reserves</b>					
Called up share capital			100		100
Profit and loss reserves			<b>(136,982)</b>		<b>(39,042)</b>
<b>Total equity</b>			<b>(136,882)</b>		<b>(38,942)</b>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 October 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the board of directors and authorised for issue on 24 July 2019 and are signed on its behalf by:

Dr M Li  
**Director**

**Company Registration No. 10416652**

# WISE ZONE LTD

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 OCTOBER 2018

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	Share capital	Profit and loss reserves	Total
Notes	£	£	£
<b>Balance at 7 October 2016</b>	-	-	-
<b>Period ended 31 October 2017:</b>			
Loss and total comprehensive income for the period	-	(39,042)	(39,042)
Issue of share capital	100	-	100
	<u>100</u>	<u>(39,042)</u>	<u>(38,942)</u>
<b>Balance at 31 October 2017</b>	100	(39,042)	(38,942)
<b>Period ended 31 October 2018:</b>			
Loss and total comprehensive income for the period	-	(97,940)	(97,940)
	<u>100</u>	<u>(136,982)</u>	<u>(136,882)</u>
<b>Balance at 31 October 2018</b>	<u>100</u>	<u>(136,982)</u>	<u>(136,882)</u>

# WISE ZONE LTD

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2018

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### 1 Accounting policies

#### Company information

Wise Zone Ltd is a private company limited by shares incorporated in England and Wales. The registered office is Crowe U.K. LLP, 3rd Floor, The Lexicon, Mount Street, Manchester, M2 5NT.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

These financial statements are prepared on the going concern basis. The directors have a reasonable expectation that the company will continue in operational existence for the foreseeable future. Loans from a third party have been arranged by the directors to assist in the company's business activities to date. Further support is to be provided by the directors as and when is required for the foreseeable future.

#### 1.3 Reporting period

The prior period accounts were presented from the date of incorporation to the period ended 31 October 2017, reflecting a 390 day period. Therefore, comparative amounts will not be entirely comparable.

#### 1.4 Cash at bank and in hand

Cash at bank and in hand 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.

#### 1.5 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.

# WISE ZONE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2018

### 1 Accounting policies (Continued)

#### *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.

### 1.6 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

#### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2017 - 2).

### 3 Fixed asset investments

	2018	2017
	£	£
Investments	1	-
	<u>1</u>	<u>-</u>

Fixed asset investments consist of shares held in the subsidiary detailed in note 4.

## WISE ZONE LTD

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2018

#### 4 Subsidiaries

Details of the company's subsidiaries at 31 October 2018 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct
Plymouth Grove Property Developments Limited	United Kingdom	Property development	Ordinary	100.00

The profit or loss for the year and aggregate share capital/reserves for Plymouth Grove Property Developments Limited have not been disclosed as the company was incorporated on 8 November 2017. The company is registered in the United Kingdom and the first accounts will be made up to 30 April 2019.

#### 5 Debtors

	2018 £	2017 £
<b>Amounts falling due within one year:</b>		
Amounts owed by group undertakings	<u>2,524,851</u>	<u>-</u>

During the year, the company purchased a property on behalf of Plymouth Grove Property Developments Limited resulting in a balance owed to the company at 31 October 2018 of £2,524,198 and is included within debtors due within one year.

There is no interest payable on this balance and the loans are unsecured loans with no fixed repayment dates.

#### 6 Creditors: amounts falling due within one year

	2018 £	2017 £
<b>Notes</b>		
Other borrowings	2,683,407	2,400,000
Other creditors	901	900
Accruals and deferred income	1,734	39,001
	<u>2,686,042</u>	<u>2,439,901</u>

During the year, the company received loans from Insighttex Trading Limited resulting in a balance owed by the company at 31 October 2018 of £2,683,407 and is included within creditors due within one year. This balance includes interest payable totalling £133,407 which has been charged at an annual rate of 4%.

It has been agreed between both parties that the length of the loan must not exceed 10 years, however Insighttex Trading Limited reserve the right to call for repayment of the loans on demand by providing 1 months' notice. The loans are otherwise unsecured loans with no fixed repayment dates.

#### 7 Related party transactions

The company has taken advantage of the exemption available under FRS 102 not to disclose transactions between itself and its subsidiary company, Plymouth Grove Property Developments Ltd.

## WISE ZONE LTD

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2018

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#### **8 Directors' transactions**

During the period, the company operated a loan account with director Mrs M Li. At the balance sheet date, the company owed Mrs M Li £901, this is included within other creditors.

This loan is repayable on demand and no interest was charged during the period.



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