

STRATEGIC REPORT, REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 FEBRUARY 2019
FOR
ACCESS COMMERCIAL INVESTORS 4 PLC

ACCESS COMMERCIAL INVESTORS 4 PLC

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FOR THE YEAR ENDED 28 FEBRUARY 2019**

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ACCESS COMMERCIAL INVESTORS 4 PLC

**COMPANY INFORMATION
FOR THE YEAR ENDED 28 FEBRUARY 2019**

DIRECTORS: A Keyhani
N King

SECRETARY: N R King

REGISTERED OFFICE: 4 Brewery Place
Leeds
LS10 1NE

REGISTERED NUMBER: 10620505 (England and Wales)

AUDITORS: Sedulo Audit Limited
Statutory Auditors
Regency Court
62-66 Deansgate
Manchester
M3 2EN

ACCESS COMMERCIAL INVESTORS 4 PLC

STRATEGIC REPORT FOR THE YEAR ENDED 28 FEBRUARY 2019

The directors present their strategic report for the year ended 28 February 2019.

REVIEW OF BUSINESS

Access Commercial Investors 4 PLC incorporated on 15 February 2017, the directors are satisfied with the performance of the company to date, albeit not yet trading. A bond with a total limit of £7m was launched during the financial year with an annual interest rate of 8.1%. A total of £200k has been drawn down on this bond at the year end date.

The bond received its full listing on the Cyprus Stock Exchange.

PRINCIPAL RISKS AND UNCERTAINTIES

The risks facing the company are:

Price risk
Credit risk
Liquidity risk and
Cash flow risk

The company finances its operations through a mixture of loans from its parent company, continued bond raising and retained profits.

The management's objectives are to:

- retain sufficient liquid funds to enable it to meet its day to day obligations as they fall due;
- match the repayment schedule of any external finance with the expected cash flows expected to arise from the company's trading activities; and
- having a culture that puts the customer first and seeks to provide them with better value

As the company's surplus funds are primarily invested in sterling bank accounts, this limits exposure to price risk.

It is the company's policy that payments to suppliers are made in accordance with those terms and conditions agreed between the company and its suppliers, provided that all trading terms and conditions have been complied with.

STRATEGY AND OBJECTIVES

The company's key priorities for the future include achieving growth of its customer base and new lending, while ensuring that its technology infrastructure and operational arrangement are built for scale and can support this growth.


KEY PERFORMANCE INDICATORS

	2019
Cash reserve for bond	6.3%

Cash reserve of at least 1% of the gross proceeds from the bond must be held by the company.

As the company has not yet begun trading, there are no other Key Performance Indicators being monitored at this stage.

ON BEHALF OF THE BOARD:


N King - Director

Date: 12/8/19

ACCESS COMMERCIAL INVESTORS 4 PLC

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 28 FEBRUARY 2019

The directors present their report with the financial statements of the company for the year ended 28 February 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of Venture Capital and Development.

DIVIDENDS

No dividends will be distributed for the year ended 28 February 2019.

FUTURE DEVELOPMENTS

The company will continue to raise funds by the way of bonds to enable it to provide finance to businesses to aid development and growth, in line with the company's business plan.

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DIRECTORS

N King has held office during the whole of the period from 1 March 2018 to the date of this report.

Other changes in directors holding office are as follows:

P Cooper - resigned 31 May 2018

A Keyhani - appointed 31 May 2018

DISCLOSURE IN THE STRATEGIC REPORT

The company has chosen in accordance with Companies Act 2006, s414C (11) to set out in the company's strategic report information required by Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008, Sch. 7 to be contained in the directors report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards as adopted by the European Union. Under company law the directors must not approve the financial statements unless they are satisfied that they 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 accounting estimates that are reasonable and prudent;
- state that the financial statements comply with IFRS;
- 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 adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and 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.

ACCESS COMMERCIAL INVESTORS 4 PLC

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

AUDITORS

The auditors, Sedulo Audit Limited, were appointed after the year end and will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:


N King - Director

Date: 12/8/19

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ACCESS COMMERCIAL INVESTORS 4 PLC

Opinion

We have audited the financial statements of Access Commercial Investors 4 Plc (the 'company') for the year ended 28 February 2019 which comprise the Statement of Profit or Loss, the Statement of Profit or Loss and Other Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and Notes to the Statement of Cash Flows, Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 28 February 2019 and of its loss for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 Auditors' 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

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. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ACCESS COMMERCIAL INVESTORS 4 PLC

Matters on which we are required to 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 Strategic Report or the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page three, 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 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 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.

Auditors' 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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Comparative Financial Statements

In the previous accounting period the directors of the company took advantage of audit exemption under s477 of the Companies Act. Therefore the prior period financial statements were not subject to audit.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors 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 members as a body, for our audit work, for this report, or for the opinions we have formed.



Raymond Davidson (Senior Statutory Auditor)
for and on behalf of Sedulo Audit Limited
Statutory Auditors
Regency Court
62-66 Deansgate
Manchester
M3 2EN

Date

12th August 2019

ACCESS COMMERCIAL INVESTORS 4 PLC

**STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

		Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
	Notes		
CONTINUING OPERATIONS			
Revenue			
Administrative expenses		(81,859)	
LOSS BEFORE INCOME TAX		(81,859)	
Income tax	5		
LOSS FOR THE YEAR		(81,859)	
Earnings per share expressed in pence per share:	6		
Basic		-163.72	
Diluted		-163.72	

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 28 FEBRUARY 2019**

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
LOSS FOR THE YEAR	(81,859)	-
OTHER COMPREHENSIVE INCOME	-	-
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	(81,859)	-


The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC (REGISTERED NUMBER: 10620505)

**STATEMENT OF FINANCIAL POSITION
28 FEBRUARY 2019**

	Notes	28.2.19 £	28.2.18 £
ASSETS			
NON-CURRENT ASSETS			
Trade and other receivables	8	37,500	100
CURRENT ASSETS			
Trade and other receivables	8	141,013	-
Cash and cash equivalents	9	12,672	-
		153,685	-
TOTAL ASSETS		191,185	100
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	10	50,000	100
Retained earnings	11	(81,859)	-
TOTAL EQUITY		(31,859)	100
LIABILITIES			
NON-CURRENT LIABILITIES			
Trade and other payables	12	200,000	-
CURRENT LIABILITIES			
Trade and other payables	12	23,044	-
TOTAL LIABILITIES		223,044	-
TOTAL EQUITY AND LIABILITIES		191,185	100

The financial statements were approved by the Board of Directors on 12/8/19 and were signed on its behalf by:


N King - Director

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 28 FEBRUARY 2019**

	Called up share capital £	Retained earnings £	Total equity £
Changes in equity			
Issue of share capital	100	-	100
Balance at 28 February 2018	100	-	100
Changes in equity			
Issue of share capital	49,900	-	49,900
Total comprehensive loss	-	(81,859)	(81,859)
Balance at 28 February 2019	50,000	(81,859)	(31,859)

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

		Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Cash flows from operating activities			
Cash generated from operations	1	(237,228)	(100)
Net cash from operating activities		(237,228)	(100)
Cash flows from financing activities			
New loans in year		200,000	-
Share issue		49,900	100
Net cash from financing activities		249,900	100
Increase in cash and cash equivalents		12,672	-
Cash and cash equivalents at beginning of year	2	-	-
Cash and cash equivalents at end of year	2	12,672	-

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

**NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

1 RECONCILIATION OF LOSS BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Loss before income tax	(81,859)	-
Increase in trade and other receivables	(178,413)	(100)
Increase in trade and other payables	23,044	-
Cash generated from operations	(237,228)	(100)

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

Year ended 28 February 2019

	28.2.19 £	1.3.18 £
Cash and cash equivalents	12,672	-

Period ended 28 February 2018

	28.2.18 £	15.2.17 £
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The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

1. STATUTORY INFORMATION

Access Commercial Investors 4 Plc is a public company, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

Monetary amounts in these financial statements are rounded to the nearest £.

2. ACCOUNTING POLICIES

Basis of preparation

These financial statements have been prepared in accordance with International Financial Reporting Standards and IFRIC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention.

2 ACCOUNTING POLICIES - continued

Financial instruments - risk management

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, which includes 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 net of any impairment losses, unless the arrangement constitutes a financing transaction where the transaction is measured at present value of the future receipts discounted at a market rate of interest. Financial assets are reviewed annually for signs of impairment. Financial assets classified as receivable within one year are not amortised.

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, including creditors, bank loans and loans from fellow group companies 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.

The company is exposed through its operations to the following financial risks:

- Credit risk
- Interest rate risk
- Other market price risk
- Liquidity risk

In common with all other businesses, the company is exposed to risks that arise from its use of financial instruments. This note describes the company's objectives, policies and processes for managing those risks and the methods used to measure them. Further quantitative information in respect of these is presented throughout these financial statements.

There have been no substantive changes in the Company's exposure to financial instrument risks, its objectives, policies and processes for managing those risks or the methods used to measure them from previous periods unless otherwise stated in this note.

Principal financial instruments

The principal financial instruments used by the company, from which financial instrument risk arises, are as follows:

- Cash and cash equivalents
- Trade and other payables

None of the company's financial instruments are measured at fair value due to their short term nature, the carrying value approximates their fair value.

2 **ACCOUNTING POLICIES - continued**
General objectives, policies and processes

The Board has overall responsibility for the determination of the Company's risk management objectives and policies. The overall objective of the Board is to set policies that seek to reduce risk as far as possible without unduly affecting the Company's competitiveness and flexibility. Further details regarding these policies are set out below:

Credit risk

Credit risk is the risk of financial loss to the Company if a party to a financial instrument fails to meet its contractual obligations. The company is exposed to risk from cash and cash equivalents and deposits with banks and financial institutions, only independently rated banks and financial institutions with minimum rating "A" are accepted.

Market risk

Market risks arises from the Company's use of interest bearing and tradable financial instruments. It is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in interest rates (interest rate risk) or other market factors (other price risk).

Interest rate risk

The Company has minimised its exposure to cash flow interest rate risk by utilising only fixed rate borrowings in the form of a fixed rate bond.

Liquidity risk

Liquidity risk arises from the Company's management of the working capital and finance charges and principal repayments on its debt instruments. The risk is managed by the Company operating a policy of ensuring that it will always have sufficient cash to allow it to meet its liabilities when they fall due. To achieve this aim, the Company seeks to maintain cash balances (or agreed facilities) to meet expected requirements for a period of at least 45 days. The Company also seeks to reduce liquidity risk by fixing interest rates (and hence cash flows) on its borrowings as noted above.

Taxation

Current and deferred tax is charged or credited to the profit and loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off amounts and the entity intends to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current taxes are based on the results shown in the financial statements and are calculated according to local tax rules, using tax rates enacted or substantially enacted by the statement of financial position date.

Share capital

Financial instruments issued by the Company are classified as equity only to the extent that they do not meet the definition of a financial liability or financial asset.

The Company's ordinary shares are classified as equity instruments.

ACCESS COMMERCIAL INVESTORS 4 PLC

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 28 FEBRUARY 2019

2. ACCOUNTING POLICIES - continued

Borrowing costs

Borrowing costs are capitalised, net of interest received on cash drawn down yet to be expended when they are directly attributable to the acquisition, contribution or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale. All other borrowing costs are expensed through the profit and loss account.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand, cash held at call with banks and other short term liquid investments with original maturities of three months or less.

3. EMPLOYEES AND DIRECTORS

There were no staff costs for the year ended 28 February 2019 nor for the period ended 28 February 2018.

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Directors' remuneration		

4. AUDITORS' REMUNERATION

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Fees payable to the company's auditors and their associates for the audit of the company's financial statements	2,500	
Auditors' remuneration for non audit work	800	

5. INCOME TAX

Analysis of tax expense

No liability to UK corporation tax arose for the year ended 28 February 2019 nor for the period ended 28 February 2018.

6 EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the earnings attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated using the weighted average number of shares adjusted to assume the conversion of all dilutive potential ordinary shares.

Reconciliations are set out below.

	Earnings £	28.2.19 Weighted average number of shares	Per-share amount pence
Basic EPS			
Earnings attributable to ordinary shareholders	(81,859)	50,000	-163.72
Effect of dilutive securities			
Diluted EPS			
Adjusted earnings	(81,859)	50,000	-163.72

	Earnings £	28.2.18 Weighted average number of shares	Per-share amount pence
Basic EPS			
Effect of dilutive securities			
Diluted EPS			

The whole of the loss in the year is attributable to the parent company.

7 FINANCIAL ASSETS AND LIABILITIES

Financial assets measured at fair value trading profit and loss

The Company does not hold any financial assets designated as measured at fair value through the profit or loss.

Financial liabilities measured at fair value trading profit and loss

The Company does not hold any financial liabilities designated as measured at fair value through the profit or loss.

Financial assets measured at amortised cost

These assets arise principally from their provision of goods and services to customers, but also include other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and the contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue and subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

7. FINANCIAL ASSETS AND LIABILITIES - continued

Financial liabilities measured at amortised cost

Financial liabilities include trade payables and borrowings in the form of a bond. They are initially recognised at fair value plus transaction costs and subsequently carried at amortised cost using the effective interest rate method, which ensures that the interest expense over the period of repayment is at a constant rate on the balance of the liability carried in the statement of financial position. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as interest or coupon payable whilst the liability is outstanding.

The Company classifies its financial assets and liabilities into one of the categories discussed below depending on the purpose for which the asset/liability was acquired.

8. TRADE AND OTHER RECEIVABLES

	28.2.19	28.2.18
	£	£
Current:		
Amounts owed by group undertakings	133,220	-
VAT	7,793	-
	<u>141,013</u>	<u>-</u>
Non-current:		
Unpaid share capital	<u>37,500</u>	<u>100</u>
Aggregate amounts	<u>178,513</u>	<u>100</u>

The carrying value of trade and other receivables classified at amortised cost approximates fair value.

9. CASH AND CASH EQUIVALENTS

	28.2.19	28.2.18
	£	£
Bank accounts	<u>12,672</u>	<u>-</u>

10. CALLED UP SHARE CAPITAL

Allotted and issued:			28.2.19	28.2.18
Number:	Class:	Nominal value:	£	£
50,000	Ordinary	1	<u>50,000</u>	<u>100</u>

49,900 Ordinary shares of 1 each were allotted at par during the year.

At the year end £37,500 share capital remained unpaid.

The ordinary shares have attached to them full voting, dividend and capital distribution.

ACCESS COMMERCIAL INVESTORS 4 PLC

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 28 FEBRUARY 2019

11. RESERVES

	Retained earnings £
Deficit for the year	(81,859)
At 28 February 2019	(81,859)

Called up share capital - Represents the nominal value of shares that have been issued.

Retained earnings - This reserve includes all current and prior period retained profits and losses.

12. TRADE AND OTHER PAYABLES

	28.2.19 £	28.2.18 £
Current:		
Trade creditors	17,044	-
Accrued expenses	6,000	-
	<u>23,044</u>	<u>-</u>
Non-current:		
Bond	200,000	-
	<u>223,044</u>	<u>-</u>
Aggregate amounts		
	<u>223,044</u>	<u>-</u>

The carrying value of trade and other payables classified as financial liabilities measured at amortised cost approximates fair value.

13. ULTIMATE PARENT COMPANY

As at 28 February 2019 the company was a subsidiary of Access Commercial Finance Limited, a company incorporated in England & Wales, which held 100% of the issued share capital. The parent company was controlled by T Fisher at the year end.

14. RELATED PARTY DISCLOSURES

Payments totalling £185,000 and receipts totalling £51,780 were made to the holding company, Access Commercial Finance Limited. At the year end, there was an amount owing from the holding company of £133,220 (2018: £NIL). The amounts outstanding are due for repayment on demand, bear no interest and are not secured.

15. EVENTS AFTER THE REPORTING PERIOD

The bond held in the company received full listing on the Cyprus Stock Exchange on 27 March 2019 and is now traded.

The financial statements were authorised for issue by the Board of Directors on 2nd August 2019.

ACCESS COMMERCIAL INVESTORS 4 PLC

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2019

16. GOING CONCERN

The directors recognise the reason for the negative equity in the statement of financial position the company is that it has yet to begin trading. The directors have prepared forecasts for the foreseeable future and have a reasonable expectation that the position of the company will improve once the company commences trade.

ACCESS COMMERCIAL INVESTORS 4 PLC

**RECONCILIATION OF EQUITY
15 FEBRUARY 2017
(DATE OF TRANSITION TO IFRSS)**

	FRS 102 £	Effect of transition to IFRSs £	IFRSs £
ASSETS			
TOTAL ASSETS			
SHAREHOLDERS' EQUITY			
TOTAL EQUITY			
LIABILITIES			
TOTAL LIABILITIES			
TOTAL EQUITY AND LIABILITIES			

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

RECONCILIATION OF EQUITY - continued
28 FEBRUARY 2018

	FRS 102 £	Effect of transition to IFRSs £	IFRSs £
ASSETS			
NON-CURRENT ASSETS			
Trade and other receivables	100	-	100
TOTAL ASSETS	<u>100</u>	<u>-</u>	<u>100</u>
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	100	-	100
TOTAL EQUITY	<u>100</u>	<u>-</u>	<u>100</u>
LIABILITIES			
TOTAL LIABILITIES	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EQUITY AND LIABILITIES	<u>100</u>	<u>-</u>	<u>100</u>

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

**RECONCILIATION OF PROFIT
FOR THE PERIOD 15 FEBRUARY 2017 TO 28 FEBRUARY 2018**

	FRS 102 £	Effect of transition to IFRSs £	IFRSs £
Revenue			
PROFIT BEFORE TAX			
PROFIT FOR THE YEAR			

The notes form part of these financial statements

**STRATEGIC REPORT, REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 FEBRUARY 2019
FOR
ACCESS COMMERCIAL INVESTORS 4 PLC**

ACCESS COMMERCIAL INVESTORS 4 PLC

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

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ACCESS COMMERCIAL INVESTORS 4 PLC

**COMPANY INFORMATION
FOR THE YEAR ENDED 28 FEBRUARY 2019**

DIRECTORS: A Keyhani
N King

SECRETARY: N R King

REGISTERED OFFICE: 4 Brewery Place
Leeds
LS10 1NE

REGISTERED NUMBER: 10620505 (England and Wales)

AUDITORS: Sedulo Audit Limited
Statutory Auditors
Regency Court
62-66 Deansgate
Manchester
M3 2EN

**STRATEGIC REPORT
FOR THE YEAR ENDED 28 FEBRUARY 2019**

The directors present their strategic report for the year ended 28 February 2019.

REVIEW OF BUSINESS

Access Commercial Investors 4 PLC incorporated on 15 February 2017, the directors are satisfied with the performance of the company to date, albeit not yet trading. A bond with a total limit of £7m was launched during the financial year with an annual interest rate of 8.1%. A total of £200k has been drawn down on this bond at the year end date.

The bond received its full listing on the Cyprus Stock Exchange.

PRINCIPAL RISKS AND UNCERTAINTIES

The risks facing the company are:

Price risk
Credit risk
Liquidity risk and
Cash flow risk

The company finances its operations through a mixture of loans from its parent company, continued bond raising and retained profits.

The management's objectives are to:

- retain sufficient liquid funds to enable it to meet its day to day obligations as they fall due;
- match the repayment schedule of any external finance with the expected cash flows expected to arise from the company's trading activities; and
- having a culture that puts the customer first and seeks to provide them with better value

As the company's surplus funds are primarily invested in sterling bank accounts, this limits exposure to price risk.

It is the company's policy that payments to suppliers are made in accordance with those terms and conditions agreed between the company and its suppliers, provided that all trading terms and conditions have been complied with.

STRATEGY AND OBJECTIVES

The company's key priorities for the future include achieving growth of its customer base and new lending, while ensuring that its technology infrastructure and operational arrangement are built for scale and can support this growth.

KEY PERFORMANCE INDICATORS

	2019
Cash reserve for bond	6.3%

Cash reserve of at least 1% of the gross proceeds from the bond must be held by the company.

As the company has not yet begun trading, there are no other Key Performance Indicators being monitored at this stage.

ON BEHALF OF THE BOARD:


N King - Director

Date: 12/8/19

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

The directors present their report with the financial statements of the company for the year ended 28 February 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of Venture Capital and Development.

DIVIDENDS

No dividends will be distributed for the year ended 28 February 2019.

FUTURE DEVELOPMENTS

The company will continue to raise funds by the way of bonds to enable it to provide finance to businesses to aid development and growth, in line with the company's business plan.

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DIRECTORS

N King has held office during the whole of the period from 1 March 2018 to the date of this report.

Other changes in directors holding office are as follows:

P Cooper - resigned 31 May 2018
A Kcyhani - appointed 31 May 2018

DISCLOSURE IN THE STRATEGIC REPORT

The company has chosen in accordance with Companies Act 2006, s414C (11) to set out in the company's strategic report information required by Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008, Sch. 7 to be contained in the directors report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards as adopted by the European Union. Under company law the directors must not approve the financial statements unless they are satisfied that they 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 accounting estimates that are reasonable and prudent;
- state that the financial statements comply with IFRS;
- 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 adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and 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.

ACCESS COMMERCIAL INVESTORS 4 PLC

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

AUDITORS

The auditors, Sedulo Audit Limited, were appointed after the year end and will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:


N King - Director

Date: 12/8/19

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ACCESS COMMERCIAL INVESTORS 4 PLC

Opinion

We have audited the financial statements of Access Commercial Investors 4 Plc (the 'company') for the year ended 28 February 2019 which comprise the Statement of Profit or Loss, the Statement of Profit or Loss and Other Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and Notes to the Statement of Cash Flows, Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 28 February 2019 and of its loss for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 Auditors' 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

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. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ACCESS COMMERCIAL INVESTORS 4 PLC

Matters on which we are required to 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 Strategic Report or the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page three, 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 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 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.

Auditors' 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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Comparative Financial Statements

In the previous accounting period the directors of the company took advantage of audit exemption under s477 of the Companies Act. Therefore the prior period financial statements were not subject to audit.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Raymond Davidson (Senior Statutory Auditor)
for and on behalf of Sedulo Audit Limited
Statutory Auditors
Regency Court
62-66 Deansgate
Manchester
M3 2EN

12 August 2019

ACCESS COMMERCIAL INVESTORS 4 PLC

**STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

		Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
	Notes		
CONTINUING OPERATIONS			
Revenue		-	-
Administrative expenses		(81,859)	-
LOSS BEFORE INCOME TAX		(81,859)	-
Income tax	5	-	-
LOSS FOR THE YEAR		(81,859)	-
Earnings per share expressed in pence per share:	6		
Basic		-163.72	-
Diluted		-163.72	-

ACCESS COMMERCIAL INVESTORS 4 PLC

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 28 FEBRUARY 2019**

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
LOSS FOR THE YEAR	(81,859)	-
OTHER COMPREHENSIVE INCOME	-	-
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	<u>(81,859)</u>	<u>-</u>

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC (REGISTERED NUMBER: 10620505)**STATEMENT OF FINANCIAL POSITION****28 FEBRUARY 2019**

	Notes	28.2.19 £	28.2.18 £
ASSETS			
NON-CURRENT ASSETS			
Trade and other receivables	8	37,500	100
CURRENT ASSETS			
Trade and other receivables	8	141,013	-
Cash and cash equivalents	9	12,672	-
		153,685	-
TOTAL ASSETS		191,185	100
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	10	50,000	100
Retained earnings	11	(81,859)	-
TOTAL EQUITY		(31,859)	100
LIABILITIES			
NON-CURRENT LIABILITIES			
Trade and other payables	12	200,000	-
CURRENT LIABILITIES			
Trade and other payables	12	23,044	-
TOTAL LIABILITIES		223,044	-
TOTAL EQUITY AND LIABILITIES		191,185	100

The financial statements were approved by the Board of Directors on 12 August 2019 and were signed on its behalf by:

N King - Director

ACCESS COMMERCIAL INVESTORS 4 PLC**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 28 FEBRUARY 2019**

	Called up share capital £	Retained earnings £	Total equity £
Changes in equity			
Issue of share capital	100	-	100
Balance at 28 February 2018	100	-	100
Changes in equity			
Issue of share capital	49,900	-	49,900
Total comprehensive loss	-	(81,859)	(81,859)
Balance at 28 February 2019	50,000	(81,859)	(31,859)

ACCESS COMMERCIAL INVESTORS 4 PLC

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

		Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Cash flows from operating activities			
Cash generated from operations	1	(237,228)	(100)
Net cash from operating activities		(237,228)	(100)
Cash flows from financing activities			
New loans in year		200,000	-
Share issue		49,900	100
Net cash from financing activities		249,900	100
Increase in cash and cash equivalents		12,672	-
Cash and cash equivalents at beginning of year	2	-	-
Cash and cash equivalents at end of year	2	12,672	-

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

**NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 28 FEBRUARY 2019**

1. RECONCILIATION OF LOSS BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Loss before income tax	(81,859)	-
Increase in trade and other receivables	(178,413)	(100)
Increase in trade and other payables	23,044	-
Cash generated from operations	(237,228)	(100)

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

Year ended 28 February 2019

	28.2.19 £	1.3.18 £
Cash and cash equivalents	12,672	-

Period ended 28 February 2018

28.2.18 £	15.2.17 £
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1. **STATUTORY INFORMATION**

Access Commercial Investors 4 Plc is a public company, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

Monetary amounts in these financial statements are rounded to the nearest £.

2. **ACCOUNTING POLICIES**

Basis of preparation

These financial statements have been prepared in accordance with International Financial Reporting Standards and IFRIC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention.

2. ACCOUNTING POLICIES - continued

Financial instruments - risk management

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, which includes 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 net of any impairment losses, unless the arrangement constitutes a financing transaction where the transaction is measured at present value of the future receipts discounted at a market rate of interest. Financial assets are reviewed annually for signs of impairment. Financial assets classified as receivable within one year are not amortised.

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, including creditors, bank loans and loans from fellow group companies 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.

The company is exposed through its operations to the following financial risks:

- Credit risk
- Interest rate risk
- Other market price risk
- Liquidity risk.

In common with all other businesses, the company is exposed to risks that arise from its use of financial instruments. This note describes the company's objectives, policies and processes for managing those risks and the methods used to measure them. Further quantitative information in respect of these is presented throughout these financial statements.

There have been no substantive changes in the Company's exposure to financial instrument risks, its objectives, policies and processes for managing those risks or the methods used to measure them from previous periods unless otherwise stated in this note.

Principal financial instruments

The principal financial instruments used by the company, from which financial instrument risk arises, are as follows:

- Cash and cash equivalents
- Trade and other payables

None of the company's financial instruments are measured at fair value due to their short term nature, the carrying value approximates their fair value.

2. **ACCOUNTING POLICIES - continued**
General objectives, policies and processes

The Board has overall responsibility for the determination of the Company's risk management objectives and policies. The overall objective of the Board is to set policies that seek to reduce risk as far as possible without unduly affecting the Company's competitiveness and flexibility. Further details regarding these policies are set out below:

Credit risk

Credit risk is the risk of financial loss to the Company if a party to a financial instrument fails to meet its contractual obligations. The company is exposed to risk from cash and cash equivalents and deposits with banks and financial institutions, only independently rated banks and financial institutions with minimum rating "A" are accepted.

Market risk

Market risks arises from the Company's use of interest bearing and tradable financial instruments. It is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in interest rates (interest rate risk) or other market factors (other price risk).

Interest rate risk

The Company has minimised its exposure to cash flow interest rate risk by utilising only fixed rate borrowings in the form of a fixed rate bond.

Liquidity risk

Liquidity risk arises from the Company's management of the working capital and finance charges and principal repayments on its debt instruments. The risk is managed by the Company operating a policy of ensuring that it will always have sufficient cash to allow it to meet its liabilities when they fall due. To achieve this aim, the Company seeks to maintain cash balances (or agreed facilities) to meet expected requirements for a period of at least 45 days. The Company also seeks to reduce liquidity risk by fixing interest rates (and hence cash flows) on its borrowings as noted above.

Taxation

Current and deferred tax is charged or credited to the profit and loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off amounts and the entity intends to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current taxes are based on the results shown in the financial statements and are calculated according to local tax rules, using tax rates enacted or substantially enacted by the statement of financial position date.

Share capital

Financial instruments issued by the Company are classified as equity only to the extent that they do not meet the definition of a financial liability or financial asset.

The Company's ordinary shares are classified as equity instruments.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2019

2. ACCOUNTING POLICIES - continued

Borrowing costs

Borrowing costs are capitalised, net of interest received on cash drawn down yet to be expended when they are directly attributable to the acquisition, contribution or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale. All other borrowing costs are expensed through the profit and loss account.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand, cash held at call with banks and other short term liquid investments with original maturities of three months or less.

3. EMPLOYEES AND DIRECTORS

There were no staff costs for the year ended 28 February 2019 nor for the period ended 28 February 2018.

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Directors' remuneration	-	-

4. AUDITORS' REMUNERATION

	Year Ended 28.2.19 £	Period 15.2.17 to 28.2.18 £
Fees payable to the company's auditors and their associates for the audit of the company's financial statements	2,500	-
Auditors' remuneration for non audit work	800	-

5. INCOME TAX

Analysis of tax expense

No liability to UK corporation tax arose for the year ended 28 February 2019 nor for the period ended 28 February 2018.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2019

6. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the earnings attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated using the weighted average number of shares adjusted to assume the conversion of all dilutive potential ordinary shares.

Reconciliations are set out below.

	Earnings £	28.2.19 Weighted average number of shares	Per-share amount pence
Basic EPS			
Earnings attributable to ordinary shareholders	(81,859)	50,000	-163.72
Effect of dilutive securities	-	-	-
	<u> </u>	<u> </u>	<u> </u>
Diluted EPS			
Adjusted earnings	<u>(81,859)</u>	<u>50,000</u>	<u>-163.72</u>

	Earnings £	28.2.18 Weighted average number of shares	Per-share amount pence
Basic EPS			
Effect of dilutive securities	-	-	-
	<u> </u>	<u> </u>	<u> </u>
Diluted EPS	<u> </u>	<u> </u>	<u> </u>

The whole of the loss in the year is attributable to the parent company.

7. FINANCIAL ASSETS AND LIABILITIES

Financial assets measured at fair value trading profit and loss

The Company does not hold any financial assets designated as measured at fair value through the profit or loss.

Financial liabilities measured at fair value trading profit and loss

The Company does not hold any financial liabilities designated as measured at fair value through the profit or loss.

Financial assets measured at amortised cost

These assets arise principally from their provision of goods and services to customers, but also include other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and the contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue and subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2019

7. FINANCIAL ASSETS AND LIABILITIES - continued

Financial liabilities measured at amortised cost

Financial liabilities include trade payables and borrowings in the form of a bond. They are initially recognised at fair value plus transaction costs and subsequently carried at amortised cost using the effective interest rate method, which ensures that the interest expense over the period of repayment is at a constant rate on the balance of the liability carried in the statement of financial position. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as interest or coupon payable whilst the liability is outstanding.

The Company classifies its financial assets and liabilities into one of the categories discussed below depending on the purpose for which the asset/liability was acquired.

8. TRADE AND OTHER RECEIVABLES

	28.2.19 £	28.2.18 £
Current:		
Amounts owed by group undertakings	133,220	-
VAT	7,793	-
	<u>141,013</u>	<u>-</u>
Non-current:		
Unpaid share capital	<u>37,500</u>	<u>100</u>
Aggregate amounts	<u>178,513</u>	<u>100</u>

The carrying value of trade and other receivables classified at amortised cost approximates fair value.

9. CASH AND CASH EQUIVALENTS

	28.2.19 £	28.2.18 £
Bank accounts	<u>12,672</u>	<u>-</u>

10. CALLED UP SHARE CAPITAL

Allotted and issued:			28.2.19	28.2.18
Number:	Class:	Nominal value:	£	£
50,000	Ordinary	1	<u>50,000</u>	<u>100</u>

49,900 Ordinary shares of 1 each were allotted at par during the year.

At the year end £37,500 share capital remained unpaid.

The ordinary shares have attached to them full voting, dividend and capital distribution.

ACCESS COMMERCIAL INVESTORS 4 PLC**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2019****11. RESERVES**

	Retained earnings £
Deficit for the year	(81,859)
At 28 February 2019	(81,859)

Called up share capital - Represents the nominal value of shares that have been issued.

Retained earnings - This reserve includes all current and prior period retained profits and losses.

12. TRADE AND OTHER PAYABLES

	28.2.19 £	28.2.18 £
Current:		
Trade creditors	17,044	-
Accrued expenses	6,000	-
	<u>23,044</u>	<u>-</u>
Non-current:		
Bond	<u>200,000</u>	<u>-</u>
Aggregate amounts	<u>223,044</u>	<u>-</u>

The carrying value of trade and other payables classified as financial liabilities measured at amortised cost approximates fair value.

13. ULTIMATE PARENT COMPANY

As at 28 February 2019 the company was a subsidiary of Access Commercial Finance Limited, a company incorporated in England & Wales, which held 100% of the issued share capital. The parent company was controlled by T Fisher at the year end.

14. RELATED PARTY DISCLOSURES

Payments totalling £185,000 and receipts totalling £51,780 were made to the holding company, Access Commercial Finance Limited. At the year end, there was an amount owing from the holding company of £133,220 (2018: £NIL). The amounts outstanding are due for repayment on demand, bear no interest and are not secured.

15. EVENTS AFTER THE REPORTING PERIOD

The bond held in the company received full listing on the Cyprus Stock Exchange on 27 March 2019 and is now traded.

The financial statements were authorised for issue by the Board of Directors on 2nd August 2019.

16. GOING CONCERN

The directors recognise the reason for the negative equity in the statement of financial position the company is that it has yet to begin trading. The directors have prepared forecasts for the foreseeable future and have a reasonable expectation that the position of the company will improve once the company commences trade.

ACCESS COMMERCIAL INVESTORS 4 PLC

RECONCILIATION OF EQUITY

15 FEBRUARY 2017

(DATE OF TRANSITION TO IFRSS)

	FRS 102 £	Effect of transition to IFRSs £	IFRSs £
ASSETS			
TOTAL ASSETS	-	-	-
	==	==	==
SHAREHOLDERS' EQUITY			
	==	==	==
TOTAL EQUITY	-	-	-
	==	==	==
LIABILITIES			
TOTAL LIABILITIES	-	-	-
	==	==	==
TOTAL EQUITY AND LIABILITIES	-	-	-
	==	==	==

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC**RECONCILIATION OF EQUITY - continued**
28 FEBRUARY 2018

	FRS 102	Effect of	IFRSs
	£	transition	£
		to IFRSs	
		£	
ASSETS			
NON-CURRENT ASSETS			
Trade and other receivables	100	-	100
	<u>100</u>	<u>-</u>	<u>100</u>
TOTAL ASSETS	<u>100</u>	<u>-</u>	<u>100</u>
	<u><u>100</u></u>	<u><u>-</u></u>	<u><u>100</u></u>
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	100	-	100
	<u>100</u>	<u>-</u>	<u>100</u>
TOTAL EQUITY	<u>100</u>	<u>-</u>	<u>100</u>
	<u><u>100</u></u>	<u><u>-</u></u>	<u><u>100</u></u>
LIABILITIES			
TOTAL LIABILITIES	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EQUITY AND LIABILITIES	<u>100</u>	<u>-</u>	<u>100</u>
	<u><u>100</u></u>	<u><u>-</u></u>	<u><u>100</u></u>

ACCESS COMMERCIAL INVESTORS 4 PLC

RECONCILIATION OF PROFIT

FOR THE PERIOD 15 FEBRUARY 2017 TO 28 FEBRUARY 2018

	FRS 102	Effect of	
	£	transition	IFRSs
		to IFRSs	£
Revenue	-	-	-
	<u> </u>	<u> </u>	<u> </u>
PROFIT BEFORE TAX	-	-	-
	<u> </u>	<u> </u>	<u> </u>
PROFIT FOR THE YEAR	-	-	-
	<u> </u>	<u> </u>	<u> </u>

The notes form part of these financial statements

ACCESS COMMERCIAL INVESTORS 4 PLC

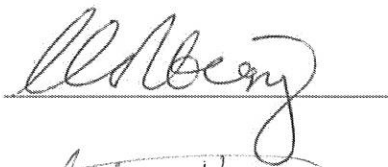
DECLARATION OF THE MEMBERS OF THE BOARD OF DIRECTORS AND OTHER COMPANY OFFICERS RESPONSIBLE FOR THE FINANCIAL STATEMENTS

In accordance with article 140 (1) of the Laws and Regulations of the Cyprus Stock Exchange, we the members of the Board of Directors and the other responsible persons for the Financial Statements of Access Commercial Investors 4 Plc for the year ended 28 February 2019 confirm that, to the best of our knowledge:

- (a) The annual financial statements of the Company which are presented on pages 7 to 23:
 - i. Have been prepared in accordance with the applicable International Financial Reporting Standards as adopted by the European Union, and
 - ii. Give a true and fair view of the assets and liabilities, the financial position and profit or loss of the Company
- (b) The directors report gives a fair view of the developments and the performance as well as the financial position of the Company, together with a description of the main risks and uncertainties which it faces

Members of the Board of Directors

Nick King



Ali Keyhani

