

**Company No: 7696904**

**OLIM PROPERTY LIMITED**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2020**

**OLIM PROPERTY LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2020**

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**OLIM PROPERTY LIMITED**

**OFFICERS AND PROFESSIONAL ADVISERS**

**Directors**

M A Oakeshott            (Chairman)  
L A Cleary  
J F Daly

**Secretary**

J C A Bassnett

**Registered office**

15 Queen Anne's Gate  
London  
SW1H 9BU

**Accountants**

RSM UK Audit LLP  
Chartered Accountants  
25 Farringdon Street  
London  
EC4A 4AB

## OLIM PROPERTY LIMITED

### DIRECTORS' REPORT

The directors submit their report and the audited financial statements for the year ended 30 June 2020.

#### Principal activity

The Company's sole activity is investment management of commercial property portfolios for pension funds, charities and investment trusts.

#### Dividends

The Company has paid interim dividends as follows:

Payment date	2020		2019	
	Dividend per share £	Total Dividend £	Dividend per share £	Total Dividend £
September	0.70	210,000	-	-
December	1.35	405,000	-	-
January	-	-	2.33	699,000
February	0.90	270,000	-	-
April	0.80	240,000	2.15	645,000
June	0.84	123,480	1.00	300,000
	<u>£4.59</u>	<u>£1,248,480</u>	<u>£5.48</u>	<u>£1,644,000</u>

Dividends totalling £128,520 (2019: £ nil) were waived by shareholders during the year.

#### Directors

The directors who held office during the year were:

M A Oakeshott (Chairman)  
L A Cleary  
J F Daly

#### Going concern

There are current uncertainties in the global economy related to the COVID-19 outbreak that emerged in early 2020, which has led to increased market volatility. The Directors have considered the uncertainties and possible impact on the business in the going concern accounting policy forming part of these financial statements.

#### Auditor

RSM UK Audit LLP has expressed its willingness to continue in office as auditor.

**OLIM PROPERTY LIMITED**

**DIRECTORS' REPORT (continued)**

**Statement of disclosure to Auditors**

Each of the persons who is a director at the date of approval of this report confirms that:

- So far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- The director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

By order of the Board

**Mrs J C A Bassnett**

Secretary

Registered Office: 15 Queen Anne's Gate  
London  
SW1H 9BU

1st October 2020

## **OLIM PROPERTY LIMITED**

### **STRATEGIC REPORT**

The directors submit their strategic report for the year ended 30 June 2020.

#### **Business review and future developments**

The Company has had another busy and, in the circumstances of COVID, successful year. Funds under management were £1,069 million at 30 June 2020 (£1,129 million at 30 June 2019).

The portfolios we manage have funds available to purchase further properties let on long leases to strong tenants to take advantage of their high yield margin over conventional and index-linked bonds. The management team invested £70 million in 24 new properties for clients over the year and sold 35 properties for £108 million while continuing actively to manage and add value to existing properties through rent reviews and lease extensions and improvements. 177 of the 178 properties under our management were fully let at the year end, with a newly void part of one property representing 0.1% of rental income.

We are remunerated solely by quarterly management fees based on the value of the properties under our management, with no transaction based income. We have no borrowings and our net assets are cash on the balance sheet. Our costs, mainly salaries and rent, are relatively predictable and were twice covered by our fee income over the year.

In 2020, for the first time, well-funded tenants have tried not to pay their rent. Fortunately we have strengthened our management team over the past two years with three highly experienced additions – two investment managers and an investment analyst. Our existing team, with their help, has excelled throughout the crisis in working with tenants to secure and improve rental income.

Delivering continued good capital and income performance for existing portfolios remains our top priority; we also offer our services to new institutional clients. Our long-let secure portfolios should be well placed for further sustained outperformance in these troubled times.

#### **Section 172 (1) statement**

The Directors act in a way that they consider, in good faith, to be most likely to promote the success of the Company for the benefit of the members as a whole, and in doing so have regard, (amongst other matters) to:

- the likely consequences of any decision in the long term;
- the interests of the Company's employees;
- the need to foster the Company's business relationships with suppliers, clients and others;
- the impact of the Company's operations on the community and the environment;
- the desirability of the Company maintaining a reputation for high standards of business conduct; and
- the need to act fairly as between members of the Company.

The following summarises how the Directors fulfil this duty:

#### ***The likely consequences of any decision in the long term***

During the year there are four scheduled board meetings where the Board reviews the Company's performance against its business plan as set out in its budget. The budget is approved by the Board on an annual basis. In making decisions concerning the budget, the Board has regard to other matters such as the interests of its various stakeholders and the long term impact of its actions on the Company's future and reputation.

#### ***Employees***

The Company operates out of one location where employees are in regular communication with the Directors, due to the Directors being involved in the day-to day management of the business. During the course of Covid-19 pandemic this has been augmented, for those not in the office, by video conference team meetings, typically twice a week.

All employees participate in a discretionary bonus scheme as an incentive for long term commitment to the Company and its clients.

## **OLIM PROPERTY LIMITED**

### **STRATEGIC REPORT (continued)**

#### ***Business relationships with suppliers, clients and others***

Long term client relationships with all the pension fund, charity and investment trust portfolios under our management remain key to our success, with continuity of management, staff and professional advisers over 34 years.

The Company looks to maintain a positive and open relationship with its regulator, the Financial Conduct Authority.

#### ***Community and the environment***

The Directors have always taken care to adopt a responsible approach to property investment, taking environmental and social responsibility and governance fully into account. We believe that approach protects and enhances the returns we achieve for our clients and minimises portfolio risk. Further details can be found in the Company's ESG statement on our website.

#### ***High standards of business conduct***

The Company's expectations of standards of conduct are recorded in a manual which all employees are required to confirm they have reviewed each year and this forms an integral part of setting expectations.

#### ***Act fairly as between members of the Company***

The Board seeks to behave in a responsible manner towards its two shareholders who are represented on the Board by M A Oakeshott.

### **Key performance indicators**

The Company operates a simple business model with its only revenue being the fees from assets managed on behalf of clients, plus a small amount of rental income from sub-let office space reducing its total company costs. The key performance indicators are therefore:

- valuation changes for property under management
- fund inflows from client property purchases
- fund outflows from client property sales
- fees received from clients
- profit after tax

### **Risks and uncertainties**

The directors consider that the Company's key risks and uncertainties are as follows:

- sharp downward movements in commercial property prices
- poor property selection and tenant failure
- failure of external service providers
- loss of key staff
- concentration of clients
- concentration of cash balances

**M A Oakeshott**  
Chairman  
1st October 2020

## **OLIM PROPERTY LIMITED**

### **DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS**

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

Company law requires directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 year.

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; 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 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.



## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF OLIM PROPERTY LIMITED**

### **Opinion**

We have audited the financial statements of OLIM Property Limited (the 'Company') for the year ended 30 June 2020, which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity, the statement of cash flows and 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 United Kingdom Accounting Standards, including FRS 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 Company's affairs as at 30 June 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 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 Financial Reporting Council'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 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.

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 directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

### **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 and the directors' report.

We have nothing to report in respect of the following matters in relation to which 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 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 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities> . This description forms part of our auditor's report.

### **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 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

DAVID FENTON (Senior Statutory Auditor)  
For and on behalf of RSM UK Audit LLP, Statutory Auditor  
Chartered Accountants  
25 Farringdon Street  
London EC4A 4AB

Date: 4th October 2020

**OLIM PROPERTY LIMITED****STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 30 JUNE 2020**

	<i>Notes</i>	<b>2020</b> <b>£</b>	2019 £
Turnover	3	<b>3,743,295</b>	3,447,815
Administrative expenses		<b>(1,845,117)</b>	(1,528,282)
Operating profit		<b>1,898,178</b>	1,919,533
Interest receivable and similar income		<b>6,150</b>	3,113
Profit before taxation	4	<b>1,904,328</b>	1,922,646
Tax on profit	6	<b>(358,866)</b>	(364,500)
Profit after taxation and profit for the financial year		<b>£1,545,462</b>	£1,558,146

The Company has no comprehensive income other than the amounts recognised in the Statement of Comprehensive Income above.

## STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2020

	<i>Notes</i>	£	2020 £	£	2019 £
<b>Fixed assets</b>					
Tangible assets	7		12,308		17,902
<b>Current assets</b>					
Debtors	8	617,929		799,096	
Cash at bank and in hand		1,521,460		874,861	
		<u>2,139,389</u>		<u>1,673,957</u>	
<b>Creditors:</b> Amounts falling due within one year	9	(1,116,953)		(936,716)	
<b>Net current assets</b>			<u>1,022,436</u>		<u>737,241</u>
<b>Total assets less current liabilities</b>			<u>1,034,744</u>		<u>755,143</u>
<b>Creditors:</b> Amounts falling due after more than one year	10		(205,530)		(222,911)
<b>Net assets</b>			<u>£829,214</u>		<u>£532,232</u>
<b>Capital and reserves</b>					
Called up share capital	12		300,000		300,000
Profit and loss account	13		529,214		232,232
<b>Total equity</b>			<u>£829,214</u>		<u>£532,232</u>

The financial statements on pages 9 to 22 were approved by the board of directors and authorised for issue on 1<sup>st</sup> October 2020 and are signed on its behalf by:

**M A Oakeshott**  
Director

**OLIM PROPERTY LIMITED**  
**STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 30 JUNE 2020**

	Notes	Share capital £	Profit and loss reserves £	Total £
<b>Balance at 30 June 2018</b>		£300,000	£318,086	£618,086
<b>Year ended 30 June 2019:</b>				
Profit and total comprehensive income for the year		-	1,558,146	1,558,146
Dividends	14	-	(1,644,000)	(1,644,000)
<b>Balance at 30 June 2019</b>		<b>£300,000</b>	<b>£232,232</b>	<b>£532,232</b>
<b>Year ended 30 June 2020:</b>				
Profit and total comprehensive income for the year		-	1,545,462	1,545,462
Dividends	14	-	(1,248,480)	(1,248,480)
<b>Balance at 30 June 2020</b>		<b>£300,000</b>	<b>£529,214</b>	<b>£829,214</b>

**OLIM PROPERTY LIMITED**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30 JUNE 2020**

	<i>Notes</i>	<b>2020</b> £	2019 £
<b>Operating activities</b>			
Cash generated from operations	16	<b>2,248,664</b>	2,089,925
Income taxes paid		<b>(356,871)</b>	(358,850)
Net cash from operating activities		<b>1,891,793</b>	1,731,075
<b>Investing activities</b>			
Interest received		<b>6,150</b>	3,113
Payments to acquire tangible fixed assets		<b>(2,864)</b>	(17,228)
Net cash from / (used in) investing activities		<b>3,286</b>	(14,115)
<b>Financing activities</b>			
Dividends paid		<b>(1,248,480)</b>	(1,644,000)
Net cash used in financing activities		<b>(1,248,480)</b>	(1,644,000)
<b>Net increase in cash and cash equivalents</b>		<b>646,599</b>	72,960
<b>Cash and cash equivalents at beginning of the year</b>		<b>874,861</b>	801,901
<b>Cash and cash equivalents at end of the year</b>		<b>£1,521,460</b>	£874,861

## **OLIM PROPERTY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS**

#### **FOR THE YEAR ENDED 30 JUNE 2020**

#### **1. Accounting policies**

##### **General information**

OLIM Property Limited (“the Company”) is a private company limited by shares and domiciled and incorporated in the United Kingdom and registered in England and Wales.

The address of the Company’s registered office and principal place of business is 15 Queen Anne's Gate, London, SW1H 9BU.

The Company’s principal activity and nature of the Company’s operations are disclosed in the Directors’ Report on page 2.

##### **Basis of accounting**

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 and under the historical cost convention.

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 £.

##### **Going concern**

At the time of approving the financial statements, the directors expect that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus the Directors continue to adopt the going concern basis of accounting in preparing the financial statements. In coming to this conclusion the Directors’ have considered the current Coronavirus pandemic and the Company’s ability to transact and grow the business and the impact on asset values.

The UK government introduced social distancing measures which resulted in the Company closing its office and moving all operations to remote working, and has been able to operate business as usual.

As with all companies, the Coronavirus outbreak does affect the Company but we do not currently foresee that it will have as high an impact as it has had on some other companies. The Company has not taken advantage of any of the business support packages being offered by the UK Government.

Current trading remains healthy and the Company expects to remain profitable during the current financial period and foreseeable future.

##### **Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for services rendered to external customers and is stated net of Value Added Tax. Amounts are invoiced as the right to consideration accrues for the performance of services to clients.

## **OLIM PROPERTY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)**

#### **FOR THE YEAR ENDED 30 JUNE 2020**

##### **1. Accounting policies (continued)**

###### **Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses. Depreciation is provided on the cost of the tangible fixed assets so as to write off their cost on a straight line basis over the economic useful lives of the assets. The annual rates of depreciation are as follows:

Computer equipment	-	33% per annum
Fixtures and fittings	-	20% / 33% per annum

###### **Taxation**

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred taxation is provided in full on timing differences which result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in years different from those in which they are included in financial statements.

Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

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 the amounts and the entity intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

###### **Leases**

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease, except where another more systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

Rental income from assets leased under operating leases is recognised on a straight line basis over the term of the lease.

###### **Employment benefits**

The costs of short-term employee benefits are recognised as a liability and an expense.

###### **Pension costs**

Contributions within defined contribution schemes are charged to the profit and loss account as they become payable, in accordance with the rules of the schemes. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.



## **OLIM PROPERTY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)**

#### **FOR THE YEAR ENDED 30 JUNE 2020**

##### **1. Accounting policies (continued)**

###### **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, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument, and are offset only when the Company currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

###### ***Financial assets***

Trade and other debtors (including accrued income) which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

A provision for impairment of trade debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in profit or loss for the excess of the carrying value of the trade debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised are recognised immediately in profit or loss.

###### ***Financial liabilities and equity***

Financial instruments are classified as liabilities and equity instruments 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.

Financial instruments classified as equity instruments are recorded at the fair value of the cash or other resources received or receivable, net of direct costs of issuing the equity instruments.

Trade and other creditors (including accruals) payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a creditor constitutes a financing transaction, the creditor is initially measured at the present value of future payments discounted at a market rate of interest for a similar instrument and subsequently measured at amortised cost.

###### ***Derecognition of financial assets and liabilities***

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained, but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

###### **Dividends**

Dividends are recognised as liabilities once they are no longer at the discretion of the Company.

## OLIM PROPERTY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 30 JUNE 2020

#### 2. Critical accounting estimates and areas of judgement

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis.

##### *Critical judgements*

The financial statements have been prepared based on the accounting policies described. The directors have not been required to make any critical judgements.

#### 3. Turnover

The turnover of the Company during the year was made in the United Kingdom.

The turnover of the Company for the year derives from the same class of business as noted in the Directors' report.

#### 4. Profit before taxation

	<b>2020</b>	2019
	<b>£</b>	£
Profit before taxation is stated after charging/(crediting):		
Auditor's remuneration - audit services	<b>14,500</b>	10,800
- non-audit services	<b>5,255</b>	4,450
Depreciation	<b>8,458</b>	8,519
Operating lease rental payable	<b>242,667</b>	228,114
Operating lease rental receivable	<b>(131,371)</b>	(12,449)
	<b>=====</b>	<b>=====</b>

Non-audit services provided by associated businesses of the Company's auditor relate to tax compliance and accounting services £3,500 (year ended 30 June 2019: £4,800) and payroll services £1,755 (year ended 30 June 2019: £1,721).

#### 5. Employees and directors

	<b>2020</b>	2019
	<b>£</b>	£
Staff costs including executive directors during the year amounted to:-		
Wages and salaries	<b>1,157,317</b>	903,484
Social security costs	<b>148,008</b>	113,556
Pension contributions	<b>67,218</b>	28,582
	<b>=====</b>	<b>=====</b>
	<b>£1,372,543</b>	£1,045,622
	<b>=====</b>	<b>=====</b>
The average monthly number of employees during the year, including directors was:-	<b>No.</b>	No.
Office and management	<b>9</b>	6
	<b>=====</b>	<b>=====</b>

**OLIM PROPERTY LIMITED****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 30 JUNE 2020****5. Employees and directors (continued)**

	<b>2020</b>	2019
<b>Directors' emoluments</b>	<b>£</b>	£
Remuneration (including fees)	<b>560,000</b>	570,000
Pension contributions	<b>15,000</b>	10,000
Total emoluments	<b>£575,000</b>	£580,000

	<b>2020</b>	2019
	<b>No.</b>	No.
The number of directors to whom retirement benefits were accruing during the year in respect of qualifying services to the Company was as follows:		

Money purchase schemes	<b>1</b>	1
------------------------	----------	---

	<b>2020</b>	2019
	<b>£</b>	£
The remuneration of the highest paid director was:		
Remuneration	<b>335,000</b>	335,000
Pension contributions	<b>15,000</b>	10,000
	<b>£350,000</b>	£345,000

**Remuneration of key management personnel**

The total remuneration of the directors and employees who are considered to be the key management personnel of the Company was £648,691 (2019: £655,151), including employer's national insurance of £73,691 (2019: £75,151).

**6. Taxation on profit**

	<b>2020</b>	2019
	<b>£</b>	£
UK corporation tax on profits of current year	<b>365,000</b>	370,000
Over provision in previous year	<b>(6,134)</b>	(5,500)
Tax on profit	<b>£358,866</b>	£364,500

**OLIM PROPERTY LIMITED****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 30 JUNE 2020****6. Taxation on profit (continued)**

The tax charge for the year differs from a charge based on the standard rate of corporation tax in the UK. The differences are explained below:

	<b>2020</b>	2019
	<b>£</b>	£
Profit before tax	<b>£1,904,328</b>	£1,922,646
Profit multiplied by the standard rate of corporation tax in the UK applying to the year of 19% (2019: 19%)	<b>361,822</b>	365,303
Effects of:		
Expenses not deductible for tax purposes	<b>2,473</b>	6,177
Timing differences not recognised as a deferred tax liability	<b>705</b>	(1,480)
Over provision in previous year	<b>(6,134)</b>	(5,500)
Tax charge for the year	<b>£358,866</b>	£364,500

At 30 June 2020 the Company had a deferred tax liability of £2,338 (2019: £3,043). The deferred tax liability is not included in the financial statements as it is immaterial. This is analysed as follows, at a corporation tax rate of 19% (2019: 17%):

	<b>2020</b>	2019
	<b>£</b>	£
Fixed asset timing differences	<b>£2,338</b>	£3,043

**OLIM PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 30 JUNE 2020**

7.	<b>Tangible fixed assets</b>	<b>Computer equipment £</b>	<b>Fixtures &amp; fitting £</b>	<b>Total £</b>
	<b>Cost</b>			
	At 1 July 2019	28,117	6,034	34,151
	Additions in the year	1,889	975	2,864
	<b>At 30 June 2020</b>	<b>£30,006</b>	<b>£7,009</b>	<b>£37,015</b>
	<b>Depreciation</b>			
	At 1 July 2019	14,830	1,419	16,249
	Charge for the year	6,824	1,634	8,458
	<b>At 30 June 2020</b>	<b>£21,654</b>	<b>£3,053</b>	<b>£24,707</b>
	<b>Net book value</b>			
	<b>At 30 June 2020</b>	<b>£8,352</b>	<b>£3,956</b>	<b>£12,308</b>
	At 30 June 2019	£13,287	£4,615	£17,902
8.	<b>Debtors</b>		<b>2020 £</b>	<b>2019 £</b>
	Amounts falling due within one year:			
	Prepayments and accrued income		617,929	799,096
			<b>£617,929</b>	<b>£799,096</b>
9.	<b>Creditors: Amounts falling due within one year</b>		<b>2020 £</b>	<b>2019 £</b>
	Corporation tax		181,000	179,005
	Other taxation and social security costs		170,551	173,823
	Accruals and deferred income		765,402	583,888
			<b>£1,116,953</b>	<b>£936,716</b>
10.	<b>Creditors: Amounts falling due after more than one year</b>		<b>2020 £</b>	<b>2019 £</b>
	Accruals and deferred income		205,530	222,911
			<b>£205,530</b>	<b>£222,911</b>

**OLIM PROPERTY LIMITED****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 30 JUNE 2020**

11.	<b>Financial instruments</b>	<b>2020</b>	2019
		<b>£</b>	£
	Financial assets:		
	Debt instruments measured at amortised cost	<b>495,655</b>	574,098
	Total	<b>£495,655</b>	£574,098
	Financial liabilities:		
	Measured at amortised cost	<b>712,286</b>	549,157
	Total	<b>£712,286</b>	£549,157

12.	<b>Share capital</b>	<b>Ordinary shares of £1 each</b>
	Allotted, called up and fully paid: As at 1 July 2019 and 30 June 2020	<b>300,000</b>

The Company's ordinary shares have full voting, dividend and capital distribution rights attached to them. They do not confer any rights of redemption and carry no right to fixed income.

**13. Reserves**

Reserves of the Company represent the following:

**Profit and loss account**

Cumulative profit and loss, net of distributions to owners.

14.	<b>Dividends</b>	<b>2020</b>	2019
		<b>£</b>	£
	Paid:		
	Interim ordinary dividends of £4.59 (year ended 30 June 2019: £5.48) per share	<b>£1,248,480</b>	£1,644,000

Dividends totaling £128,520 (2019: £nil) were waived by shareholders during the year.

**OLIM PROPERTY LIMITED****NOTES FORMING PART OF THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 30 JUNE 2020****15. Operating lease commitments****The Company as a lessee:**

At 30 June the Company had commitments for future minimum lease payments under a non-cancellable operating lease as follows:

	2020 £	2019 £
Amounts due:		
Less than one year	260,000	260,000
Between one and five years	1,040,000	1,040,000
After more than five years	2,042,247	2,302,959
	<hr/>	<hr/>
	<b>£3,342,247</b>	<b>£3,602,959</b>
	<hr/> <hr/>	<hr/> <hr/>

**The Company as a lessor:**

At 30 June the Company had contracted with tenants, under non-cancellable operating leases, for the following minimum lease payments:

	2020 £	2019 £
Amounts due:		
Less than one year	139,012	117,500
Between one and five years	408,939	230,000
	<hr/>	<hr/>
	<b>£547,951</b>	<b>£347,500</b>
	<hr/> <hr/>	<hr/> <hr/>

The rentals receivable and payable are subject to periodic review.

**16. Reconciliation of profit after tax to net cash generated from operations**

	2020 £	2019 £
Profit after tax	1,545,462	1,558,146
Depreciation of tangible assets	8,458	8,519
Interest receivable	(6,150)	(3,113)
Taxation	358,866	364,500
	<hr/>	<hr/>
Operating cash flows before movements in working capital	<b>1,906,636</b>	1,928,052
Decrease / (increase) in trade and other debtors	<b>181,167</b>	(104,529)
Increase in creditors	<b>160,861</b>	266,402
	<hr/>	<hr/>
Cash generated from operations	<b>£2,248,664</b>	<b>£2,089,925</b>
	<hr/> <hr/>	<hr/> <hr/>

## **OLIM PROPERTY LIMITED**

### **NOTES FORMING PART OF THE FINANCIAL STATEMENTS (continued)**

#### **FOR THE YEAR ENDED 30 JUNE 2020**

##### **17. Control**

OLIM Property Limited is under the ultimate control of Mr MA Oakeshott.

##### **18. Related party transactions**

The Company acts as property investment manager to Value and Income Trust PLC. Until 1 April 2019 Mr MA Oakeshott, a director of the Company, sat on the Board of Value and Income Trust PLC, as investment director. On 10 September 2020, Mr MA Oakeshott was appointed as a non-executive director of Value and Income Trust PLC. Fees received from Value and Income Trust PLC for the provision of investment management services were £411,913 (2019: £408,264). At 30 June 2020 the amount owing to the Company by Value and Income Trust PLC was £34,292 (2019: £34,569).

During the year the Company was charged £nil (2019: £1,494) by Aubrey Investments Limited, a company controlled by Mr MA Oakeshott, for administrative services, including use of property. At 30 June 2020 the Company was owed £33,600 by Aubrey Investments Limited (2019: £132,796). These amounts are included in prepayments and accrued income.

In May 2018 the Company entered into a 15 year lease of offices owned by Aubrey Investments Limited. The lease is at an annual rent of £260,000 and at the time of signing the lease, the Company received a cash incentive sum from Aubrey Investments Limited equal to one year's rent. The cash incentive is being amortised in a straight line over the 15 year life of the lease. The unamortised balance of this incentive payment is included in accruals and deferred income, with £17,333 within Creditors: amounts falling due within one year (2019: £17,333), and £205,530 within Creditors: amounts falling due after more than one year (2019: £222,911). Rent paid in respect of the property and included in the statement of comprehensive income for the year totals £260,000 (2019: £260,000). At 30 June 2020 the Company had prepaid rent of £65,000 (2019: £65,000), which is included in prepayments and accrued income.

During the year ended 30 June 2020, the Company paid dividends to Mr MA Oakeshott, a director of the Company, totalling £573,750 (2019: £838,440). Dividends were also paid to AIL Pension Scheme, of which Mr MA Oakeshott is a beneficiary, totalling £674,730 (2019: £805,560).

The amounts outstanding are unsecured, non-interest bearing and will be settled in cash. No guarantees have been given or received. No expense has been recognised in the year (2019: £nil) in respect of bad debts from related parties. There are no provisions for uncollectible receivables related to the amounts outstanding.