

**Revised Unaudited Interim condensed financial statements for the
six months ended 31 August 2019.**

Please see attached Revised Unaudited Interim condensed financial statements for the six months ended 31 August 2019 regarding Vernon Property Plc.

Attachment:

1. **Revised Unaudited Interim condensed financial statements for the six months ended 31 August 2019**

Non Regulated

Publication Date: 10/07/2020

Vernon Property Plc

Unaudited Interim condensed financial statements for the six months ended 31 August 2019.

CHAIRMAN'S STATEMENT

On behalf of the Board I am pleased to present the unaudited interim condensed results for Vernon Property Plc (the "Company") for the 6-month period between 1 March 2019 to 31 August 2019.

The Company's strategy is to focus on providing loans secured against UK property, the funding of which would principally be by way of the issuance of a 10-year 5.0% bond. The company has raised bonds of £2,386,404 to date.

During the six months ending 31 August 2019, Crystal Care loan was repaid £956,828.

The Company expects to continue to generate revenue from interest on the lending to real estate special purpose vehicle companies.

The Company has made a trading loss during this period, which is in line with expectations, mainly due to a write off of interest owed by Crystal Care. The write off was kept to a minimum by allowing the borrower to make a sale of its properties for them to make a 90% repayment of its loan. While Crystal Care Loan was paid off, the company did not lend any money out in the first 6 months of the year which had an impact on Interest Income.



Teodora Ilieva

Director

Date: 06 July 2020.

The Board of Directors of the Company at its meeting on 02 July 2020 examined and approved the interim condensed financial results of the Company for the 6-month period from 1 March 2019 to 31 August 2019.

Vernon Property Plc

Teodora Ilieva

David Travers

Vernon Property Plc

Interim Condensed Statement of Comprehensive Income

For the six months ended 31 August 2019

		Six Months 31 August 2019 Unaudited GBP'000s	Six Months 31 August 2018 Unaudited GBP'000s	Year Ended 28 February 2019 Audited GBP'000s
	Notes			
Revenue		0	111	223
Administrative expenses		(105)	(93)	(147)
Exceptional Item				(105)
Operating profit/(loss)		(105)	18	(29)
Finance costs		(72)	(145)	(152)
Profits/(Loss) on ordinary activities before taxation		(177)	(127)	(181)
Income tax expense		-	-	-
Profits/(Loss) for the period from continuing operations attributable to shareholders		(177)	(127)	(181)
Earnings/(Loss) per share - pence	3	(356p)	(254p)	(362p)

Interim Condensed Statement of Financial Position

As at 31 August 2019

		Six Months Ended 31 August 2019 Unaudited GBP'000s	Six Months Ended 31 August 2018 Unaudited GBP'000s	Year Ended 28 February 2019 Audited GBP'000s
	Notes			
Assets				
Secured Loans		738	1,813	1693
Other receivables		279	253	307
Cash and cash equivalents		988	0	101
Unpaid Share Capital		37	37	37
Total Assets		2,042	2,103	2138
Capital and reserves				
Share capital	4	50	50	50
Retained earnings		(556)	(325)	(379)
Total Equity		(506)	(275)	(329)
Non-current liabilities	5	2234	2,187	2,222
Current liabilities		314	191	246
Total Liabilities		2,548	2,378	2,467
Total Equity and Liabilities		2,042	2,103	2138

Interim Condensed Statement of Cash Flows

For the six months ended 31 August 2019

	Six Months Ended 31 August 2019 Unaudited GBP'000s	Six Months Ended 31 August 2018 Unaudited GBP'000s	Year Ended 28 February 2019 Audited GBP'000s
Cash flows from operating activities			
Profits/(Loss) before tax	(178)	(127)	(181)
Adjustments for:			
Interest expense	72	72	51
Changes in working capital	(106)	(52)	(130)
Decrease/(Increase) in receivables	37	9	262
(Decrease)/Increase in payables			
Net cash generated/ utilised in operating activities	(68)	36	132
Cash flows from investing activities			
Purchase of investments	-	(1,156)	(740)
Repayment of investment	955	544	708
Finance Cost Paid	-	-	-
Net cash outflows from Investing activities	955	(612)	(32)
Cash flows from financing activities			
Issue of ordinary share capital	-	-	-
(Redemption)/Proceeds from issue of debenture loans	-	(2)	-
Net cash generated from financing activities	-	(2)	-
Net decrease in cash and cash equivalents	887	(578)	100
Cash and cash equivalent at the beginning of the period	101	961	1
Cash and cash equivalents at end of the period	988	383	101

Interim Condensed Statement of Changes in Equity

For the six months ended 31 August 2019

	Share Capital GBP'000s	Retained Earnings GBP'000s	Total GBP'000s
As at 28 February 2019	50	(379)	(329)
Issue of share capital	-	-	-
Profit for the period	-	(178)	(178)
As at 31 August 2019	50	(556)	(506)

NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS

1. Basis of accounting

- 1.1 General Information – Vernon Property Plc is a public limited company and has bonds listed on the Cyprus Stock Exchange. The Company is incorporated in the United Kingdom and the registered office is situated at 109 Baker Street, C/O Goldwyns, London, W1U 6RP. This interim report, which incorporates the financial information of the Company, has been prepared using the historical cost convention, on a going concern basis and in accordance with International Financial Reporting Standards (“IFRS”) as adopted by the European Union.
- 1.2 The interim condensed financial statements for the six months ended 31 August 2019 have been prepared on accordance with International Accounting Standard 34 “Interim Financial Report” and have not been audited by the external auditors of the Company.
- 1.3 The unaudited results for six months ended 31 August 2019 do not constitute statutory accounts within the meaning of Section 434 of the Companies Act 2006.

Going concern

The Company made Loss of £177,878 for the six months ended 31 August 2019 and in a total negative equity position of £506,463 as at 31 August 2019. The unaudited interim condensed financial statements have been prepared on a going concern basis, based on a business review carried out by the Directors and from anticipated future profitable trading. The Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future.

The Board of Directors of the Company at its meeting on 28 May 2020 examined and approved the interim condensed financial results of the Company for the six months ended 31 August 2019.

2. Standards and Interpretations adopted with no material effect on financial statements

There are no IFRS or IFRIC interpretations that are effective for the first time in this financial period that would be expected to have a material impact on the Company.

There are no other IFRS or IFRIC interpretations that are not yet effective that would be expected to have material impact on the Company.

3. Loss per share

	Six Months Ended 31 August 2019 Unaudited	Period Ended 31 August 2018 Unaudited	Year Ended 28 February 2019 Audited
	Pence	Pence	Pence
Earnings/(Loss) per share: basic & diluted	(356)	(254)	(362)

Earnings per ordinary share is based on the Company's Loss for the financial period of £177,878 (2019: Loss of £180,976)

The weighted average number of shares used in the calculation is 50,000.

NOTES TO INTERIM CONDENSED FINANCIAL STATEMENTS (CONTINUED)

4. Called up Share Capital

	Number	31 August 2019 £'000	31 August 2018 £'000	28 February 2019 £'000
50,000 Ordinary shares of 100p each	50,000	50	50	50

5. Non-current Liabilities

Non-current Liabilities include bonds issued of £2,386,404 (2019: £2,386,404) offset by finance costs of £152,052 (2019: £164,591). These bonds have accrued the coupon based on 5% since issuance of the first bonds in February 2016.

