

REGISTERED NUMBER: 10706398 (England and Wales)

**STRATEGIC REPORT, REPORT OF THE DIRECTORS AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2019
FOR
VALUE ASSET MANAGEMENT PLC**

Richards Associates Limited
Chartered Accountants
North Lodge
Hawkesyard
Armitage Lane
Rugeley
Staffordshire
WS15 1PS

VALUE ASSET MANAGEMENT PLC

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FOR THE YEAR ENDED 31 MAY 2019**

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VALUE ASSET MANAGEMENT PLC
COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2019

DIRECTORS: J R Meier
P Mulligan
H Inniss

SECRETARY: Mrs A M Richards

REGISTERED OFFICE: 23 King Street
London
SW1Y 6QY

REGISTERED NUMBER: 10706398 (England and Wales)

ACCOUNTANT: Richards Associates Limited
Chartered Accountants
North Lodge
Hawkesyard
Armitage Lane
Rugeley
Staffordshire
WS15 1PS

VALUE ASSET MANAGEMENT PLC
STRATEGIC REPORT
FOR THE YEAR ENDED 31 MAY 2019

The directors present their strategic report for the year ended 31 May 2019.

The company is a PLC registered in England and Wales No.10706398. It operates in the property development sector, primarily within the Greater Dublin Area.

REVIEW OF BUSINESS

During December 2018 the Company has agreed commercial terms with Seaforth International Limited to distribute its bond. Seaforth International Limited is a hedge fund marketer serving a network of Financial Advisory Groups across Latin America, the Far East and the Middle East.

PRINCIPAL RISKS AND UNCERTAINTIES

The principal risks and uncertainties relate to the following

- The ability to raise sufficient funding to carry out the development projects identified by the company.
- The ability to source and secure the available development opportunities
- The ability of the management team and selected development contract partners to carry out the developments satisfactorily and profitably

FUTURE DEVELOPMENTS

The Company is launching an Innovative Finance ISA product for UK investors during September. VAM PLC's new ISA product will be available for subscription via www.vamplcisa.com upon launch.

The company has plans to develop a portfolio of residential property developments in Ireland, primarily within the Greater Dublin Area.

In common with other property developers, each future development project will be carried out by separate limited companies as special purpose vehicles (SPVs)

FINANCIAL INSTRUMENTS

The Company has listed a corporate bond to raise development finance "Value Asset Management PLC - 6.5% Secured Corporate Bonds 31/07/23 EUR 1 A" as listed on Nasdaq First North Copenhagen. This bond has an annual interest rate of 6.5% and is secured on the underlying development assets. The bond has a redemption date of July 31st, 2023.

The Company recently launched a GBP 1 Million equity private placement. The private placement is for up to 10,000,000 new shares in the Company at a value of 10p each. The placement will represent 9.09% of the enlarged share capital when completed. Burlingtons Group, headquartered in London, have been formally engaged to conduct the placing which is intended to close by October 31st, 2019.

The proceeds of the private placement will be used to add additional resources internally ahead of the Company managing institutional capital during Q4 2019. The funding will also be used to support the role-out and distribution of the Company's new Innovative Finance ISA product to UK investors.

KEY PERFORMANCE INDICATORS

Key performance indicators include but are not limited to the following

- Deployment of development funding
- Effective management of development cash flows
- Effective management of development projects
- Cash generation for Bond interest payments
- Profitability
- Capital realisation for Bond repayment

VALUE ASSET MANAGEMENT PLC
STRATEGIC REPORT
FOR THE YEAR ENDED 31 MAY 2019

PRINCIPAL RISK AND UNCERTAINTIES

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- The ability of the management team and selected development contract partners to carry out the developments, satisfactorily and profitably.

ON BEHALF OF THE BOARD:



.....
Director

Date:

September 2nd, 2019.

VALUE ASSET MANAGEMENT PLC

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 MAY 2019**

The directors present their report with the financial statements of the company for the year ended 31 May 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of property development.

DIVIDENDS

No dividends will be distributed for the year ended 31 May 2019.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 June 2018 to the date of this report.

J R Meier
P Mulligan

Other changes in directors holding office are as follows:

H Inniss - appointed 16 January 2019
T J Powell - resigned 16 January 2019
R O Mallon - resigned 27 September 2018

ON BEHALF OF THE BOARD:



.....
P Mulligan - Director

Date: *September 2nd, 2019.*

VALUE ASSET MANAGEMENT PLC

INCOME STATEMENT
FOR THE YEAR ENDED 31 MAY 2019

	Notes	31.5.19 £	31.5.18 £
TURNOVER		-	-
Cost of sales		101,713	141,667
GROSS LOSS		(101,713)	(141,667)
Administrative expenses		136,854	34,680
OPERATING LOSS	4	(238,567)	(176,347)
Interest payable and similar expenses	5	3,960	-
LOSS BEFORE TAXATION		(242,527)	(176,347)
Tax on loss	6	-	-
LOSS FOR THE FINANCIAL YEAR		<u>(242,527)</u>	<u>(176,347)</u>

The notes form part of these financial statements

VALUE ASSET MANAGEMENT PLC

OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MAY 2019

	Notes	31.5.19 £	31.5.18 £
LOSS FOR THE YEAR		(242,527)	(176,347)
OTHER COMPREHENSIVE INCOME		<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>(242,527)</u>	<u>(176,347)</u>

VALUE ASSET MANAGEMENT PLC (REGISTERED NUMBER: 10706398)

BALANCE SHEET
31 MAY 2019

	Notes	31.5.19 £	31.5.18 £
CURRENT ASSETS			
Debtors	7	321,034	328,174
Cash at bank		17,728	43
		<u>338,762</u>	<u>328,217</u>
CREDITORS			
Amounts falling due within one year	8	614,176	361,104
		<u>(275,414)</u>	<u>(32,887)</u>
NET CURRENT LIABILITIES			
		<u>(275,414)</u>	<u>(32,887)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>(275,414)</u>	<u>(32,887)</u>
CAPITAL AND RESERVES			
Called up share capital	10	150,000	150,000
Retained earnings	11	(425,414)	(182,887)
		<u>(275,414)</u>	<u>(32,887)</u>
SHAREHOLDERS' FUNDS			
		<u>(275,414)</u>	<u>(32,887)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved by the Board of Directors on 30th March 2019 and were signed on its behalf by:


.....
P Mulligan - Director

VALUE ASSET MANAGEMENT PLC

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MAY 2019

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 June 2017	50,000	(6,540)	43,460
Changes in equity			
Issue of share capital	100,000	-	100,000
Total comprehensive income	-	(176,347)	(176,347)
Balance at 31 May 2018	<u>150,000</u>	<u>(182,887)</u>	<u>(32,887)</u>
Changes in equity			
Total comprehensive income	-	(242,527)	(242,527)
Balance at 31 May 2019	<u><u>150,000</u></u>	<u><u>(425,414)</u></u>	<u><u>(275,414)</u></u>

VALUE ASSET MANAGEMENT PLC

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MAY 2019

	Notes	31.5.19 £	31.5.18 £
Cash flows from operating activities			
Cash generated from operations	1	21,666	(113,738)
Interest paid		(3,960)	-
Net cash from operating activities		<u>17,706</u>	<u>(113,738)</u>
Cash flows from financing activities			
Amount introduced by directors		12,000	1,260
Amount withdrawn by directors		(12,000)	-
Share issue		-	100,000
Net cash from financing activities		<u>-</u>	<u>101,260</u>
Increase/(decrease) in cash and cash equivalents		<u>17,706</u>	<u>(12,478)</u>
Cash and cash equivalents at beginning of year	2	22	12,500
Cash and cash equivalents at end of year	2	<u><u>17,728</u></u>	<u><u>22</u></u>

The notes form part of these financial statements

VALUE ASSET MANAGEMENT PLC

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MAY 2019

1. RECONCILIATION OF LOSS BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS

	31.5.19 £	31.5.18 £
Loss before taxation	(242,527)	(176,347)
Finance costs	3,960	-
	<u>(238,567)</u>	<u>(176,347)</u>
Decrease/(increase) in trade and other debtors	7,140	(290,674)
Increase in trade and other creditors	253,093	353,283
	<u>21,666</u>	<u>(113,738)</u>
Cash generated from operations	<u>21,666</u>	<u>(113,738)</u>

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 31 May 2019

	31.5.19 £	1.6.18 £
Cash and cash equivalents	17,728	43
Bank overdrafts	-	(21)
	<u>17,728</u>	<u>22</u>

Year ended 31 May 2018

	31.5.18 £	1.6.17 £
Cash and cash equivalents	43	12,500
Bank overdrafts	(21)	-
	<u>22</u>	<u>12,500</u>

VALUE ASSET MANAGEMENT PLC

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2019

1. STATUTORY INFORMATION

Value Asset Management PLC is a non listed public limited company, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Financial instruments

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs.

Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Foreign currencies

Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Going concern

The financial statements have been prepared upon a going concern basis. When assessing the foreseeable future, the directors have looked at a period of twelve months from the date of approval of this report. The forecast cashflow requirements of the business are contingent upon the ability of the company to generate future funding.

VALUE ASSET MANAGEMENT PLC

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2019

3. EMPLOYEES AND DIRECTORS

	31.5.19	31.5.18
	£	£
Wages and salaries	120,583	141,667
Social security costs	630	-
	<u>121,213</u>	<u>141,667</u>

The average number of employees during the year was as follows:

	31.5.19	31.5.18
Administration	<u>3</u>	<u>3</u>
Directors' remuneration	<u>120,583</u>	<u>141,667</u>

4. OPERATING LOSS

The operating loss is stated after charging:

	31.5.19	31.5.18
	£	£
Auditors' remuneration	3,600	3,600
Foreign exchange differences	51	-
	<u>3,651</u>	<u>3,600</u>

5. INTEREST PAYABLE AND SIMILAR EXPENSES

	31.5.19	31.5.18
	£	£
Bank interest	26	-
Bond Interest	3,934	-
	<u>3,960</u>	<u>-</u>

6. TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose for the year ended 31 May 2019 nor for the year ended 31 May 2018.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.19	31.5.18
	£	£
Other debtors	320,634	317,500
Prepayments	400	10,674
	<u>321,034</u>	<u>328,174</u>

VALUE ASSET MANAGEMENT PLC

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2019

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.19 £	31.5.18 £
Bank loans and overdrafts (see note 9)	-	21
Trade creditors	1,500	14,021
Social security and other taxes	1,961	-
Wages Control	2,334	-
Other creditors	180,000	200,535
Bond Issues	180,497	-
Directors' current accounts	1,260	1,260
Accrued expenses	246,624	145,267
	<u>614,176</u>	<u>361,104</u>

9. LOANS

An analysis of the maturity of loans is given below:

	31.5.19 £	31.5.18 £
Amounts falling due within one year or on demand:		
Bank overdrafts	<u>-</u>	<u>21</u>

10. CALLED UP SHARE CAPITAL

Allotted and issued:			31.5.19	31.5.18
Number:	Class:	Nominal value:	£	£
50,000	Share capital	£1	50,000	50,000
100,000,000	A Ordinary	£0.001	100,000	100,000
			<u>150,000</u>	<u>150,000</u>

11. RESERVES

	Retained earnings £
At 1 June 2018	(182,887)
Deficit for the year	(242,527)
At 31 May 2019	<u>(425,414)</u>

VALUE ASSET MANAGEMENT PLC

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MAY 2019

12. RELATED PARTY DISCLOSURES

Rationale Asset Management PLC

A company in which Mr Peter Mulligan was previously a director of.

At the balance sheet date there was an outstanding loan due from Rationale Asset Management PLC of £3,089. This loan is interest free and repayable upon demand.

Consultancy Services

Jonathan Meir and Ronan Mallon, directors, provided consultancy services during the year to the company for £6,000 and £6,755 respectively.

Directors Fees

Peter Mulligan and Hugo Inniss, directors, were paid directors fees during the year for £12,000 and £7,500 respectively.

13. ULTIMATE CONTROLLING PARTY

The controlling party is P Mulligan.

14. SECURITY

There is a fixed and floating charge in place over the assets of the company.

15. GOING CONCERN

Total liabilities exceed total assets, however, the company is able to meet its liabilities as they fall due.

16. FINANCIAL INSTRUMENTS

Loan facility

The company has had a loan facility of £250,000 made available during the year from Rationale Asset Management PLC. This facility is repayable on demand and interest free.

Bond issue

Last year the company had issued a corporate bond for the amount of €200,000 which was subscribed to on 14 June 2017, is shown converted to GBP at £180,000 within other creditors on the balance sheet. As at the balance sheet date the subscription remains receivable and is shown in other debtors.

During the year the company has issued several corporate bonds totalling €206,074 and this is shown converted to GBP as £180,497.

VALUE ASSET MANAGEMENT PLC
TRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MAY 2019

	31.5.19		31.5.18	
	£	£	£	£
Income		-		-
Cost of sales				
Directors' salaries	101,083		141,667	
Social security	630		-	
	<u>101,713</u>	101,713	<u>141,667</u>	141,667
GROSS LOSS		(101,713)		(141,667)
Expenditure				
Insurance	88		963	
Directors' fees	19,500		-	
Telephone	-		42	
Post and stationery	1,010		140	
Advertising & Marketing	6,730		-	
Travelling	10,528		3,763	
Motor expenses	2,042		550	
Office expenses	8,328		1,971	
Consultancy fees	29,375		3,910	
Computer costs	-		34	
Sundry expenses	92		135	
Accountancy	4,088		-	
Subscriptions	4,896		-	
Commission charges	10,114		-	
Legal and professional fees	35,425		19,100	
Auditors' remuneration	3,600		3,600	
Foreign exchange losses	51		-	
	<u>135,867</u>	135,867	<u>34,208</u>	34,208
		(237,580)		(175,875)
Finance costs				
Bank charges	987		472	
Bank interest	26		-	
Bond Interest	3,934		-	
	<u>4,947</u>	4,947	<u>472</u>	472
NET LOSS		<u>(242,527)</u>		<u>(176,347)</u>