

## **ETTINGTON CHASE PROPERTIES LIMITED**

### **DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 APRIL 2018**

#### **ETTINGTON CHASE PROPERTIES LIMITED**

##### **COMPANY INFORMATION**

##### **DIRECTORS**

Mark Pears CBE (appointed 31 August 2017)  
Sir Trevor Pears CMG (appointed 31 August 2017)  
David Pears (appointed 31 August 2017)  
Stuart Robinson (appointed 31 August 2017)  
WPG Registrars Limited (appointed 31 August 2017)

##### **COMPANY SECRETARY**

William Bennett

##### **REGISTERED NUMBER**

5944125

##### **REGISTERED OFFICE**

Ground Floor  
30 City Road  
London  
EC1Y 2AB

##### **INDEPENDENT AUDITORS**

Arram Berlyn Gardner LLP  
Chartered Accountants & Statutory Auditor  
Ground Floor  
30 City Road  
London  
EC1Y 2AB

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ETTINGTON CHASE PROPERTIES LIMITED

**DIRECTORS' REPORT  
FOR THE PERIOD ENDED 30 APRIL 2018**

The directors present their report and the financial statements for the period ended 30 April 2018.

**DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the Directors' Report 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 to 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.

**PRINCIPAL ACTIVITY**

The principal activity of the company is property investment.

**DIRECTORS**

The directors who served during the period were:

Mark Pears CBE (appointed 31 August 2017)  
 Sir Trevor Pears CMG (appointed 31 August 2017)  
 David Pears (appointed 31 August 2017)  
 Stuart Robinson (appointed 31 August 2017)  
 WPG Registrars Limited (appointed 31 August 2017)  
 James Burrell (resigned 31 August 2017)  
 Geraldine Gallagher (resigned 31 August 2017)  
 Gail Hunter (resigned 31 August 2017)  
 Anthony Troy (resigned 31 August 2017)

**CHANGE OF ACCOUNTING REFERENCE DATE**

The company changed its accounting reference date from 31 December to 30 April to be in line with parent company's accounting reference date, therefore, the period ending 30 April 2018 has 16 months duration.

**DIRECTORS' REPORT (CONTINUED)  
FOR THE PERIOD ENDED 30 APRIL 2018**

**DISCLOSURE OF INFORMATION TO AUDITORS**

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

**AUDITORS**

The auditors, Arram Berlyn Gardner LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

**SMALL COMPANIES NOTE**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 14 January 2019 and signed on its behalf.

**William Bennett**  
Secretary

## **OPINION**

We have audited the financial statements of Ettington Chase Properties Limited (the 'Company') for the period ended 30 April 2018, which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes, 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 Financial Reporting Standard 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 April 2018 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 United Kingdom, 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 directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report 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.

**ETTINGTON CHASE PROPERTIES LIMITED**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ETTINGTON CHASE PROPERTIES LIMITED (CONTINUED)**

We have nothing to report in this regard.

**OPINION 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 Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has 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 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

**RESPONSIBILITIES OF DIRECTORS**

As explained more fully in the Directors' Responsibilities Statement on page 1, 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.

**ETTINGTON CHASE PROPERTIES LIMITED**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ETTINGTON CHASE PROPERTIES LIMITED (CONTINUED)**

**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 an Auditors' 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: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' 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 Auditors' 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.

Julie Piper FCA (Senior Statutory Auditor)  
for and on behalf of  
**Arram Berlyn Gardner LLP**  
Chartered Accountants  
Statutory Auditor  
Ground Floor  
30 City Road  
London  
EC1Y 2AB

17 January 2019

ETTINGTON CHASE PROPERTIES LIMITED

STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 30 APRIL 2018

		Period ended 30 April 2018 £	Year ended 31 December 2016 £
	Note		
Turnover	3	1,298,674	1,306,180
Cost of sales		(4,330)	-
<b>GROSS PROFIT</b>		<b>1,294,344</b>	<b>1,306,180</b>
Administrative expenses		(206,378)	-
<b>OPERATING PROFIT</b>		<b>1,087,966</b>	<b>1,306,180</b>
Interest payable and expenses	6	(628,865)	-
<b>PROFIT BEFORE TAX</b>		<b>459,101</b>	<b>1,306,180</b>
Tax on profit	7	37,858	522
<b>PROFIT FOR THE FINANCIAL PERIOD</b>		<b><u>496,959</u></b>	<b><u>1,306,702</u></b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b><u>496,959</u></b>	<b><u>1,306,702</u></b>

The notes on pages 9 to 19 form part of these financial statements.

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ETTINGTON CHASE PROPERTIES LIMITED  
REGISTERED NUMBER: 5944125

STATEMENT OF FINANCIAL POSITION  
AS AT 30 APRIL 2018

	Note	30 April 2018 £	31 December 2016 £
<b>FIXED ASSETS</b>			
Tangible assets	8	1,276,028	-



Investment property	9		<u>9,123,972</u>	<u>8,244,772</u>
			10,400,000	8,244,772
<b>CURRENT ASSETS</b>				
Debtors: amounts falling due within one year	10	390,475	11,350,074	
Cash at bank and in hand		<u>4,171</u>	<u>-</u>	
		394,646	11,350,074	
Creditors: amounts falling due within one year	11	<u>(10,640,022)</u>	<u>(20,101,625)</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(10,245,376)</u>	<u>(8,751,551)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			154,624	(506,779)
Creditors: amounts falling due after more than one year	12		(274,705)	-
<b>PROVISIONS FOR LIABILITIES</b>				
Deferred tax	13	<u>(146,508)</u>	<u>(256,769)</u>	
			<u>(146,508)</u>	<u>(256,769)</u>
<b>NET LIABILITIES</b>			<u>(266,589)</u>	<u>(763,548)</u>
<b>CAPITAL AND RESERVES</b>				
Called up share capital			1,000,002	1,000,002
Investment property reserve			7,047,432	6,960,410
Profit and loss account			<u>(8,314,023)</u>	<u>(8,723,960)</u>
			<u>(266,589)</u>	<u>(763,548)</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 14 January 2019.

**Mark Pears CBE**  
Director

**Stuart Robinson**  
Director

The notes on pages 9 to 19 form part of these financial statements.

ETTINGTON CHASE PROPERTIES LIMITED

STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 30 APRIL 2018

	Called up share capital £	Investment property revaluation reserve £	Profit and loss account £	Total equity £
At 1 January 2017	1,000,002	6,960,410	(8,723,960)	(763,548)
<b>COMPREHENSIVE INCOME FOR THE PERIOD</b>				
Profit for the period	-	-	496,959	496,959
Deferred tax movements	-	87,022	(87,022)	-
Transfer revaluation during the year	-	-	-	-
<b>AT 30 APRIL 2018</b>	<u>1,000,002</u>	<u>7,047,432</u>	<u>(8,314,023)</u>	<u>(266,589)</u>

STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 31 DECEMBER 2016

	Called up share capital £	Investment property revaluation reserve £	Profit and loss account £	Total equity £
At 1 January 2016 (as previously stated)	1,000,002	-	(10,030,299)	(9,030,297)
Transition adjustment	-	6,960,410	(363)	6,960,047
At 1 January 2016 (as restated)	<u>1,000,002</u>	<u>6,960,410</u>	<u>(10,030,662)</u>	<u>(2,070,250)</u>
<b>COMPREHENSIVE INCOME FOR THE YEAR</b>				
Profit for the year	-	-	1,306,702	1,306,702
<b>AT 31 DECEMBER 2016</b>	<u>1,000,002</u>	<u>6,960,410</u>	<u>(8,723,960)</u>	<u>(763,548)</u>

The notes on pages 9 to 19 form part of these financial statements.



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018**

**1. GENERAL INFORMATION**

Ettington Chase Properties Limited is a company limited by shares incorporated in England and Wales. The registered office is Ground Floor, 30 City Road, London, EC1Y 2AB. The principal place of business is Haskell House, 152 West End Lane, London, NW6 1SD.

**2. ACCOUNTING POLICIES**

**2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006 other than where additional disclosure is required to show a true and fair view.

Information on the impact of first-time adoption of FRS 102 Section 1A is given in note 17.

The company's functional and presentational currency is GBP and rounded to the nearest £1.

The following principal accounting policies have been applied:

**2.2 GOING CONCERN**

The accounts have been prepared on a going concern basis even though the company has net current liabilities of £10,245,376 (2016 - £8,751,551). The validity of the going concern concept is dependent on the continuing support from creditors. The director believes that the going concern concept is applicable as the company will be able to meet its debts as and when they fall due.

**2.3 TURNOVER**

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Turnover is measured as the fair value of the rents receivable.

**2.4 PROPERTY TRANSACTIONS**

Purchases and sales of properties are included on the basis of completions occurring during the year.

**2.5 FINANCE COSTS**

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

## **2.6 CURRENT AND DEFERRED TAXATION**

The tax expense for the period comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

## **2.7 TANGIBLE FIXED ASSETS**

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant & machinery	- 5 years
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

## **2.8 INVESTMENT PROPERTY**

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

**ETTINGTON CHASE PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018**

**2. ACCOUNTING POLICIES (CONTINUED)**

**2.9 DEBTORS**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.10 CASH AND CASH EQUIVALENTS**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.11 CREDITORS**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.12 PROVISIONS FOR LIABILITIES**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

**2.13 FINANCIAL INSTRUMENTS**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018**

**2. ACCOUNTING POLICIES (CONTINUED)**

**2.13 FINANCIAL INSTRUMENTS (CONTINUED)**

asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an 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.

**3. TURNOVER**

An analysis of turnover by class of business is as follows:

	<b>Period ended 30 April 2018 £</b>	<b>Year ended 31 December 2016 £</b>
Rent receivable	<u>1,298,674</u>	<u>1,306,180</u>

All turnover arose within the United Kingdom.

**4. AUDITORS' REMUNERATION**

Fees payable to the Company's auditor for the audit of the Company's annual financial statements totalled £3,000 (2016 - £Nil).

**5. EMPLOYEES**

The average monthly number of employees, including the directors, during the period was as follows:

	<b>Period ended 30 April 2018 No.</b>	<b>Year ended 31 December 2016 No.</b>
Directors	<u>4</u>	<u>4</u>



NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018

6. INTEREST PAYABLE AND SIMILAR EXPENSES

	Period ended 30 April 2018 £	Year ended 31 December 2016 £
Loans from group undertakings	<u>628,865</u>	<u>-</u>

7. TAXATION OF PROFIT

	Period ended 30 April 2018 £	Year ended 31 December 2016 £
<b>CORPORATION TAX</b>		
Current tax on profits for the year	<u>72,403</u>	<u>-</u>
	<u>72,403</u>	<u>-</u>
<b>TOTAL CURRENT TAX</b>	<u>72,403</u>	<u>-</u>
<b>DEFERRED TAX</b>		
Origination and reversal of timing differences	<u>(110,261)</u>	<u>(522)</u>
<b>TOTAL DEFERRED TAX</b>	<u>(110,261)</u>	<u>(522)</u>
<b>TAXATION ON LOSS ON ORDINARY ACTIVITIES</b>	<u>(37,858)</u>	<u>(522)</u>

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018

7. TAXATION OF PROFIT (CONTINUED)

FACTORS AFFECTING TAX CHARGE FOR THE PERIOD/YEAR

The tax assessed for the period/year is lower than (2016 - lower than) the standard rate of corporation tax in the UK of 19% (2016 - 20%). The differences are explained below:

	Period ended 30 April 2018 £	Year ended 31 December 2016 £
Profit on ordinary activities before tax	<u>459,101</u>	<u>1,306,180</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2016 - 20%)	87,229	261,236
<b>EFFECTS OF:</b>		
Capital allowances for period/year in excess of depreciation	(26,693)	-
Adjustments to tax charge in respect of prior periods	-	(33,823)
Other timing differences leading to an increase (decrease) in taxation	(110,261)	-
Change in tax rates	-	(4,281)
Tax on short lease premium	41,123	-
Allowable costs on lease premium gain	(620)	-
Other differences leading to an increase (decrease) in the tax charge	928	-
Group relief	37,235	(103,787)
Transfer pricing adjustments	<u>(66,799)</u>	<u>(119,867)</u>
<b>TOTAL TAX CHARGE FOR THE PERIOD/YEAR</b>	<u>(37,858)</u>	<u>(522)</u>

FACTORS THAT MAY AFFECT FUTURE TAX CHARGES

There were no factors that may affect future tax charges.

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ETTINGTON CHASE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018

8. TANGIBLE FIXED ASSETS

Plant & machinery  
£

**COST OR VALUATION**

Additions	1,471,906
At 30 April 2018	1,471,906

**DEPRECIATION**

Charge for the period on owned assets	195,878
At 30 April 2018	195,878

**NET BOOK VALUE**

At 30 April 2018	1,276,028
At 31 December 2016	-

9.
INVESTMENT PROPERTY

Freehold investment  
property  
£

VALUATION

At 1 January 2017

8,244,772

Additions at cost

879,200

AT 30 APRIL 2018

9,123,972

The 2018 valuations were made by the directors, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

30 April  
2018  
£

Historic cost

17,529,200

17,529,200

**ETTINGTON CHASE PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018**

**10. DEBTORS**

	<b>30 April 2018 £</b>	<b>31 December 2016 £</b>
Amounts owed by group undertakings	275,797	11,350,074
Prepayments and accrued income	114,678	-
	<u>390,475</u>	<u>11,350,074</u>

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>30 April 2018 £</b>	<b>31 December 2016 £</b>
Amounts owed to group undertakings	10,314,927	20,101,625
Corporation tax	72,403	-
Other taxation and social security	35,344	-
Other creditors	27,654	-
Accruals and deferred income	189,694	-
	<u>10,640,022</u>	<u>20,101,625</u>

The bank of the parent company holds a legal charge over the property owned by the company as security for a loan advanced to the parent company.

**12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>30 April 2018 £</b>	<b>31 December 2016 £</b>
Accruals and deferred income	<u>274,705</u>	<u>-</u>

ETTINGTON CHASE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018

13. DEFERRED TAXATION

	2018 £	2016 £
At beginning of period / year	(256,769)	(257,291)
Charged to profit or loss	110,261	522
<b>AT END OF PERIOD / YEAR</b>	<b>(146,508)</b>	<b>(256,769)</b>

The provision for deferred taxation is made up as follows:

	30 April 2018 £	31 December 2016 £
Accelerated capital allowances	(26,693)	(8,809)
Tax on investment properties	(160,938)	(247,960)
Tax on lease premium	41,123	-
	<b>(146,508)</b>	<b>(256,769)</b>

14. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemptions from disclosure of intra group transactions under FRS102 Section 1A, paragraph 1 AC.35.  
The financial statements include an accountancy fee of £7,500 (2016 - £NIL) payable to The William Pears Group of Companies Limited, a company in which the directors Mark Pears CBE, Sir Trevor Pears CMG and David Pears have an interest.

15. POST BALANCE SHEET EVENTS

The company has exchanged on the sale of its investment property after the period end date.

16. CONTROLLING PARTY

The company is a wholly owned subsidiary of PS Confer Properties Limited. The company's ultimate holding company is Pears Property Ventures Limited, a company incorporated in England. The registered office is Ground Floor, 30 City Road, London, EC1Y 2AB.

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ETTINGTON CHASE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
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FIRST TIME ADOPTION OF FRS 102

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 January 2016. The impact of the transition to FRS 102 is as follows:

	As previously stated 1 January 2016 £	Effect of transition 1 January 2016 £	FRS 102 (as restated) 1 January 2016 £	As previously stated 31 December 2016 £	Effect of transition 31 December 2016 £	FRS 102 (as restated) 31 December 2016 £
Fixed assets	1,036,402	7,208,370	8,244,772	1,036,402	7,208,370	8,244,772
Current assets	10,044,000	-	10,044,000	11,350,074	-	11,350,074
Creditors: amounts falling due within one year	(20,102,000)	-	(20,102,000)	(20,101,625)	-	(20,101,625)
<b>NET CURRENT LIABILITIES</b>	<b>(10,058,000)</b>	<b>-</b>	<b>(10,058,000)</b>	<b>(8,751,551)</b>	<b>-</b>	<b>(8,751,551)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>(9,021,598)</b>	<b>7,208,370</b>	<b>(1,813,228)</b>	<b>(7,715,149)</b>	<b>7,208,370</b>	<b>(506,779)</b>
Provisions for liabilities	(9,000)	(247,960)	(256,960)	(8,809)	(247,960)	(256,769)
<b>NET LIABILITIES</b>	<b>(9,030,598)</b>	<b>6,960,410</b>	<b>(2,070,188)</b>	<b>(7,723,958)</b>	<b>6,960,410</b>	<b>(763,548)</b>
Capital and reserves	(9,030,598)	6,960,410	(2,070,188)	(7,723,958)	6,960,410	(763,548)

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 APRIL 2018

17. FIRST TIME ADOPTION OF FRS 102 (CONTINUED)

		As previously stated 31 December 2016 £	Effect of transition 31 December 2016 £	FRS 102 (as restated) 31 December 2016 £
Turnover		1,306,180	-	1,306,180
		1,306,180	-	1,306,180
Administrative expenses	1	(363)	363	-
<b>OPERATING PROFIT</b>		1,305,817	363	1,306,180
Taxation		522	-	522
<b>PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION AND FOR THE FINANCIAL YEAR</b>		<u>1,306,339</u>	<u>363</u>	<u>1,306,702</u>

Explanation of changes to previously reported profit and equity:

- 1 The depreciation of investment property has been removed.