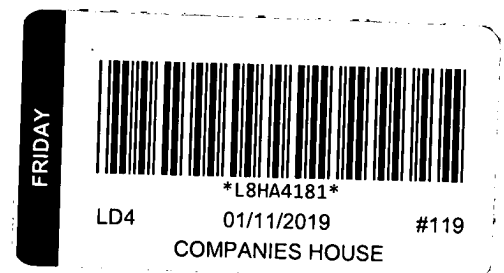


Stoke Park Estates

**Directors' Report and financial
Statements**

Registered number 00830744
For the year ended 31 December 2018



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Directors and Officers

Directors

RM King (Chairman)
HM King
WM King
CM King

Company Secretary

HM King

Registered Office

Stoke Park
Park Road
Stoke Poges
Buckinghamshire
SL2 4PG

Auditor

KPMG LLP
58 Clarendon Road
Watford
Hertfordshire
WD17 1DE

Strategic Report

The directors present their strategic report on the Company for the year ended 31 December 2018.

Review of the business

The Company is a wholly-owned subsidiary of International Group Limited and operates as part of International Group Limited's property division.

The Company's principal activity is property investment in the UK.

Impact of Brexit

The Company has assessed the likely impact of Brexit to be minimal but the Directors continue to monitor the likely impact.

Results and performance

As shown in the Company's profit and loss account on page 7, the Company has reported a loss after tax of £1,186,000 (2017: £791,000).

The balance sheet on page 8 of the financial statements shows the Company's financial position at the year end.

Key performance indicators

International Group Limited manages its operations on a divisional basis. For this reason, the Company's directors believe that further key performance indicators (other than loss after tax stated above) for the Company are not necessary or appropriate for an understanding of the development, performance or position of the business. The performance of the property division of International Group Limited, which includes the Company, is discussed in International Group Limited's Annual Report which does not form part of this Report.

Principal risks and uncertainties

Property price volatility and restricted credit facilities in the market from banks for property development would restrict the Company's business. To manage these risks, the Company ensures that it operates in areas that are less exposed to these risks than the general property market.

The Company is financed by an external loan and a directors' loan which is linked to the Sterling LIBOR rate.

The Group risks to which International Group Limited is exposed are discussed in International Group Limited's Annual Report which does not form part of this Report.

Future developments

The Company is seeking new property development opportunities.
By order of the board


HM King
Director

Stoke Park
Park Road
Stoke Poges
SL2 4PG

30 October 2019

Directors' Report

The directors present their annual report and the audited financial statements for the year ended 31 December 2018.

Proposed dividend

The directors do not recommend the payment of a dividend (2017: £nil).

Directors

The directors who held office during the year were as follows:

RM King (Chairman)
HM King
WM King
CM King

Charitable contributions

The Company made no charitable contributions during the year (2017: £nil).

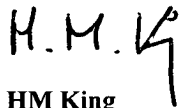
Disclosure of information to auditor

The directors who held office at the date of approval of this Directors' Report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, KPMG LLP will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board



HM King
Director

Stoke Park
Park Road
Stoke Poges
Buckinghamshire
SL2 4PG

30 October 2019

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE STRATEGIC REPORT, THE DIRECTORS' REPORT AND THE 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 the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 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 and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

KPMG LLP

58 Clarendon Road Watford
Hertfordshire WD17 1DE
United Kingdom

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STOKE PARK ESTATES

Opinion

We have audited the financial statements of Stoke Park Estates ("the company") for the year ended 31 December 2018 which comprise the profit and loss account and other comprehensive income, balance sheet, statement of changes in equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

The impact of uncertainties due to the UK exiting the European Union on our audit

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the directors, such as valuation of investment properties and related disclosures and the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the company's future prospects and performance.

Brexit is one of the most significant economic events for the UK, and at the date of this report its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown. We applied a standardised firm-wide approach in response to that uncertainty when assessing the company's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company and this is particularly the case in relation to Brexit.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model, including the impact of Brexit, and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period. We have nothing to report in these respects.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Strategic report and directors' report

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STOKE PARK ESTATES (continued)

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required 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.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 4, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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.



30 October 2019

David Burridge (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants

58 Clarendon Road
Watford
Hertfordshire
WD17 1DE
United Kingdom

Profit and Loss Account and Other Comprehensive Income

For the year ended 31 December 2018

	<i>Note</i>	2018 £000	2017 £000
Turnover		-	-
Cost of Sales		<u>-</u>	<u>-</u>
Gross profit		-	-
Administrative expenses		(186)	(16)
Loss on revaluation of investment property	6	(750)	(292)
Operating loss		(936)	(308)
Interest payable and similar expenses	4	(420)	(483)
Loss before taxation		(1,356)	(791)
Taxation	5	170	<u>-</u>
Loss for the financial year		(1,186)	(791)

The above results were derived solely from continuing operations.

There are no gains or losses to be reflected as Other Comprehensive Income during the current or preceding year.

Notes from pages 10 to 18 form a part of these financial statements

Balance Sheet
At 31 December 2018

	<i>Note</i>	2018	2017
		£000	£000
Fixed assets			
Investment property	6	4,250	5,000
Current assets			
Debtors	7	<u>4,485</u>	<u>4,322</u>
		4,485	4,322
Creditors: amounts falling due within one year	8	<u>(7,474)</u>	<u>(6,705)</u>
Net current liabilities		<u>(2,989)</u>	<u>(2,383)</u>
Total assets less current liabilities		1,261	2,617
Creditors : amount falling due after one year	9	<u>(212)</u>	<u>(382)</u>
Net assets		<u>1,049</u>	<u>2,235</u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		1,048	2,234
Shareholder's funds		<u>1,049</u>	<u>2,235</u>

Notes from pages 10 to 18 form a part of these financial statements

These financial statements were approved by the board of directors on 30 October 2019 and were signed on it's behalf by:

H.M. King

HM King
Director

Registered number 1672142

Statement of Changes in Equity
For the year ended 31 December 2018

	Called up Share Capital £000	Profit and loss account £000	Total equity £000
At January 2017	1	3,025	3,026
Loss for the year	-	(791)	(791)
At 31 December 2017	1	2,234	2,235
Loss for the year	-	(1,186)	(1,186)
At 31 December 2018	1	1,048	1,049

Notes from pages 10 to 18 form a part of these financial statements.

Notes

(forming part of the financial statements)

1 Accounting policies

Stoke Park Estates (the "Company") is a company unlimited by shares and incorporated and domiciled in the UK. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ('FRS 102') as issued in August 2014. The amendments to FRS 102 issued in July 2015 and effective immediately have been applied. The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

Going concern

Notwithstanding the company's net current liabilities at 31 December 2018 of £3m (2017: £2.4m) and a loss for the year then ended of £1.2m (2017: £0.8m) these financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

At the reporting date, the company has a twelve month loan of £3.5m from an external financial institution due for repayment in July 2019, which has been subsequently extended for a further period of one year to July 2020. In addition the company has director loans of £4m which are payable on demand. No formal agreement has been obtained to extend these loans further beyond their due dates mentioned above.

A significant portion of the Company's current assets consists of the amounts receivable from International Group Limited (the ultimate parent company). Accordingly, the Company's ability to continue as a going concern is dependent on its ability to collect the outstanding balance as well as obtaining additional financial support, as required, from the ultimate parent company, including to make loan repayments set out above. The ultimate parent company has indicated its intention to continue to make available such funds as are needed by the company for a period of at least twelve months from the date of approval of these financial statements. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Subsequent to the year end, a fellow group entity has collected advance payments of £15.9m in respect of long term contracts being undertaken by that entity for construction of three hospitals in an overseas jurisdiction. The total value of the contracts is £530m. In addition, the same group entity has also received an amount of £5.2m overdue on another long term contract for construction of a hospital in another overseas jurisdiction. These funds are expected to provide the ultimate parent company with the liquidity to be able to repay the balance due to the company and provide such additional financial support as needed by the company.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared these financial statements on a going concern basis.

Notes *(continued)*

1 **Accounting policies** *(continued)*

Basis of preparation *(continued)*

The Company's ultimate parent undertaking, International Group Limited includes the Company in its consolidated financial statements. The consolidated financial statements of International Group Limited are prepared in accordance with FRS 102 and are available to the public and can be obtained from the address given in note 12. In these financial statements, the Company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to the end of the period
- Cash Flow Statement and related notes;
- Key Management Personnel compensation;

As the consolidated financial statements of ultimate parent undertaking include the equivalent disclosure, the Company has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- The disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Measurement convention

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the revaluation of investment property to fair value.

Foreign currencies

Transactions in foreign currencies are translated into the Company's functional currency at the rate of exchange ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are retranslated to the functional currency at the rate of exchange ruling at that date and the gains or losses on translation are included in the profit and loss account.

Investment properties

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

i. investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise; and

ii. no depreciation is provided in respect of investment properties applying the fair value model.

If a reliable measure is not available without undue cost or effort for an item of investment property, this item is thereafter accounted for as tangible fixed assets in accordance with section 17 until a reliable measure of fair value becomes available

Notes *(continued)*

1 **Accounting policies** *(continued)*

Basic financial instruments

Trade and other debtors / creditors

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Impairment

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Company would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in profit or loss. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Interest receivable and interest payable

Interest income and interest payable are recognised in profit or loss as they accrue, using the effective interest method.

Taxation

Tax on profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; and differences relating to investments in subsidiaries, associates and joint ventures to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Notes *(continued)*

1 **Accounting policies** *(continued)*

Taxation (continued)

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax balances are not discounted.

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.

Accounting estimate and judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Key sources of estimation uncertainty

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

- Going concern assumption (refer note 1 above)
- Valuation of investment properties

Notes (continued)

2 Expenses and auditor's remuneration

Auditor's remuneration of £3,000 (2017: £3,000) has been borne by a fellow subsidiary undertaking.

3 Remuneration of directors

The Company has no employees other than the directors (2017: none).

Four (2017: four) of the directors are also directors of other International Group companies and do not receive emoluments for their services from this Company. Their services to internal company management was limited and inconsequential to attract an internal charge.

The details of emoluments paid to the directors can be found in the financial statements of International Group Limited. These can be obtained from the address in note 12.

4 Interest payable and similar expenses

	2018 £000	2017 £000
On bank loans and overdrafts	284	297
On directors' loan	136	108
Bank charges	-	78
	<u>420</u>	<u>483</u>

Notes (continued)

5 Taxation

Total tax expense recognised in the profit and loss account, other comprehensive income and equity

Analysis of expense in year

	2018 £000	2017 £000
<i>Current Tax</i>		
Current UK tax on income for the year	-	-
	<hr/>	<hr/>
Total current tax	-	-
	<hr/>	<hr/>
<i>Deferred Tax</i>		
Current UK tax on income for the year	(170)	-
	<hr/>	<hr/>
Total deferred tax	(170)	-
	<hr/>	<hr/>
Total tax	(170)	-
	<hr/>	<hr/>

Reconciliation of effective tax rate

The total tax credit for the year is lower (2017: total tax expense is higher) than the standard rate of corporation tax in the UK: 19.00% (2017: 19.25%). The differences are explained below.

	2018 £000	2017 £000
<i>Total tax reconciliation</i>		
Loss before tax	(1,356)	(791)
	<hr/>	<hr/>
Tax using the UK corporation tax rate of 19.00% (2017: 19.25%)	(258)	(152)
	<hr/>	<hr/>
<i>Effects of:</i>		
Additional tax losses arising in the year	103	96
Other short-term timing differences	(15)	56
	<hr/>	<hr/>
Total tax credit (see above)	(170)	-
	<hr/>	<hr/>

In 2016 Budget, the chancellor announced additional planned reductions to 17% from 1 April 2020. This will reduce the company's future current tax charge accordingly. The deferred tax asset as at 31 December 2018 has been calculated on the rates of 17% substantively enacted at the balance sheet date.

Notes (continued)

6 Investment property

	2018 £000	2017 £000
At 1 January	5,000	2,662
Transfer from group entity	-	2,503
Additional costs incurred	-	127
Revaluation	(750)	(292)
At 31 December	4,250	5,000

Investment property comprise three properties located in Stoke Poges, Buckinghamshire adjacent to Stoke Park. At the reporting date, the directors have assessed the fair value of these properties, taking into account a professional valuation performed by CBRE in May 2018. The valuation was performed using the residual value method. Key assumptions of this calculation include determination of cost of construction of residential villas and apartments on this land in line with the planning consent granted by the South Bucks District Council and the market value of the completed project along with an estimate for the developer margin, to determine the residual value attributable to the land.

The directors have assessed that this value is materially consistent with the value at the reporting date taking in to account informal discussions with advisors, offers received from unrelated third parties and confirmation that the facility for which this was the principal security was extended for a further one year on the same terms.

The valuation referred to above was performed by T Power, MRICS of CBRE Limited, Chartered Surveyors. The valuation was in accordance with the RICS Statements of Asset Valuation Practice and Guidance Notes.

7 Debtors

	2018 £000	2017 £000
VAT	3	-
Prepayment	129	27
Amount owed by group undertakings	4,353	4,295
	4,485	4,322

All debtors are due within one year.

Notes (continued)

8 Creditors: amounts falling due within one year

	2018 £000	2017 £000
Bank loans	3,472	2,700
Directors loans	4,000	4,000
Accruals and deferred income	2	5
	<u>7,474</u>	<u>6,705</u>

Total director loans to the Company amount to £4,000,000 (2017: £4,000,000). Interest on these loans was payable at 2.75% above the Sterling LIBOR. These loans are repayable on demand and are reviewed annually.

In May 2018 the company refinanced its prior year bank loan of £2,700,000 from proceeds of a new bank loan for £3,472,000 with a different external financial institution. The new loan carries an interest rate of 8%. Subsequent to the year end, the company renewed this facility on the same terms up to July 2020.

9 Creditors: amounts falling due after one year - deferred tax

The elements of deferred taxation are as follows:

	2018 £000	2017 £000
Investment property (refer note 6)	<u>212</u>	<u>382</u>

A deferred tax asset of £914,000 (2017: £811,000) has arisen from tax losses arising from trading activities. The directors do not feel that it is appropriate to recognise this deferred tax asset in the light of the current trading conditions and the inability to use such losses against the capital gains arising from the revaluation of the investment property.

10 Called up share capital

	2018 £000	2017 £000
<i>Allotted and fully paid</i>		
1,000 ordinary shares of £1 each	1	1
Shares classified in shareholder's funds	<u>1</u>	<u>1</u>

11 Commitments

At the end of the financial year the Company had no unprovided capital commitments (2017: £nil).

Notes *(continued)*

12 Ultimate parent company and parent undertaking of largest and smallest group of which the Company is a member

The Company's immediate parent company is King Mines Limited and the ultimate parent undertaking is International Group Limited, both of which are incorporated in the UK. The Company is controlled by International Group Limited which controls 100% of the Company's voting rights.

The largest and smallest group in which the results of the Company are consolidated is International Group Limited. The consolidated financial statements of International Group Limited, within which this Company is included can be obtained from Stoke Park, Park Road, Stoke Poges, Buckinghamshire, SL2 4PG.

13 Related party disclosures

RM King, a director of the Company, has made loans to the company of £4,000,000 (2017: £4,000,000). Interest on these loans was payable at 2.75% above the Sterling LIBOR. These loans are repayable on demand and are reviewed annually.

The company's ultimate controlling party is International Group Limited.

14. Subsequent events

During 2019 the Company renewed its loan facilities of £3,472,000 from United Trust Bank for a further 12-months to July 2020.