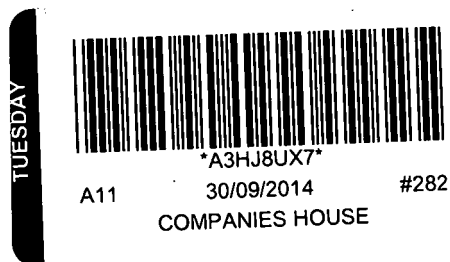


**COMPANY REGISTRATION NUMBER 01060048**

**FIRVILLE INVESTMENTS LIMITED**  
**FINANCIAL STATEMENTS**  
**31 DECEMBER 2013**



**COHEN ARNOLD**  
Chartered Accountants & Statutory Auditor  
New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**FIRVILLE INVESTMENTS LIMITED**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

<b>CONTENTS</b>	<b>PAGES</b>
Officers and professional advisers	1
Directors' report	2 to 3
Independent auditor's report to the shareholders	4 to 5
Profit and loss account	6
Balance sheet	7
Statement of income and retained earnings	8
Notes to the financial statements	9 to 18
<b>The following pages do not form part of the financial statements</b>	
Detailed profit and loss account	20
Notes to the detailed profit and loss account	21

**FIRVILLE INVESTMENTS LIMITED**  
**OFFICERS AND PROFESSIONAL ADVISERS**

**THE BOARD OF DIRECTORS**

B S E Freshwater  
D Davis

**COMPANY SECRETARY**

M R M Jenner, F.C.I.S.

**REGISTERED OFFICE**

Freshwater House  
158-162 Shaftesbury Avenue  
London  
WC2H 8HR

**AUDITOR**

Cohen Arnold  
Chartered Accountants  
& Statutory Auditor  
New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

# **FIRVILLE INVESTMENTS LIMITED**

## **DIRECTORS' REPORT**

### **YEAR ENDED 31 DECEMBER 2013**

The directors present their report and the financial statements of the company for the year ended 31 December 2013.

#### **PRINCIPAL ACTIVITIES AND BUSINESS REVIEW**

The principal activity of the company is property investment in residential properties in the UK. From time to time the company undertakes the redevelopment of its property. The company's business model is generally to hold its property for the long term in order to generate rental income and capital appreciation. However, the company's investment property is considered to be potentially for sale in the right circumstances. There has been no significant change in the nature of the company's business activities during the year under review, nor is any envisaged in the immediate future.

#### **RESULTS AND DIVIDENDS**

The profit for the year, after taxation, amounted to £32,053. The directors have not recommended a dividend.

#### **DIRECTORS**

The directors who served the company during the year were as follows:

B S E Freshwater

D Davis

The Articles of Association of the company do not require the directors to retire by rotation. Neither director has a service contract with the company.

#### **PROPERTIES**

A professional revaluation of the company's investment property was carried out at 31 December 2013 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The valuation totalled £791,040 (2012: £787,540) producing a surplus of £3,500 (2012: surplus £59,230) which has been included in the profit and loss account.

#### **DIRECTORS' RESPONSIBILITIES**

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 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 year.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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

# **FIRVILLE INVESTMENTS LIMITED**

## **DIRECTORS' REPORT** *(continued)*

**YEAR ENDED 31 DECEMBER 2013**

### **DIRECTORS' RESPONSIBILITIES** *(continued)*

position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

### **DONATIONS**

During the year the company made no charitable donation nor political contribution.

### **AUDITOR**

Cohen Arnold are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

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

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

Registered office:  
Freshwater House  
158-162 Shaftesbury Avenue  
London  
WC2H 8HR

Signed by order of the directors



M R M JENNER, F.C.I.S.  
Company Secretary

Approved by the directors on 29.9.14

**FIRVILLE INVESTMENTS LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**FIRVILLE INVESTMENTS LIMITED**  
**YEAR ENDED 31 DECEMBER 2013**

We have audited the financial statements of Firville Investments Limited for the year ended 31 December 2013 on pages 6 to 18. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

**RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR**

As explained more fully in the Directors' Responsibilities Statement set out on page 2 and 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**OPINION ON FINANCIAL STATEMENTS**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2013 and of its profit for the year 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.

**OPINION ON OTHER MATTER PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**FIRVILLE INVESTMENTS LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**FIRVILLE INVESTMENTS LIMITED** *(continued)*  
**YEAR ENDED 31 DECEMBER 2013**

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

We have nothing to report in respect of the following matters where 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 take advantage of the small companies exemption from the requirement to prepare a strategic report.



JOSHUA NEUMANN (Senior Statutory Auditor)  
For and on behalf of  
COHEN ARNOLD  
Chartered Accountants  
& Statutory Auditor

New Burlington House  
1075 Finchley Road  
London  
NW11 0PU  
29.9.14

**FIRVILLE INVESTMENTS LIMITED**  
**PROFIT AND LOSS ACCOUNT**  
**YEAR ENDED 31 DECEMBER 2013**

	Note	2013 £	2012 £
<b>Turnover</b>		<b>108,196</b>	179,079
Property outgoings		<u>(147,680)</u>	<u>(195,946)</u>
<b>Gross loss</b>		<b>(39,484)</b>	(16,867)
Profit on disposal of investment property		105,930	-
Net valuation gains on investment property		3,500	59,230
Administrative Expenses		<u>(4,800)</u>	<u>(4,800)</u>
<b>Operating profit</b>	<b>2</b>	<b>65,146</b>	37,563
Interest payable and similar charges	<b>3</b>	<u>(44,093)</u>	<u>(35,000)</u>
<b>Profit on ordinary activities before taxation</b>		<b>21,053</b>	2,563
Tax on Profit on Ordinary Activities	<b>4</b>	<u>11,000</u>	<u>(2,000)</u>
<b>Profit for the financial year</b>		<b><u>32,053</u></b>	<b><u>563</u></b>

All of the activities of the company are classed as continuing.

The company has no recognised gains or losses other than the results for the year as set out above.

The notes on pages 9 to 18 form part of these financial statements.



# FIRVILLE INVESTMENTS LIMITED

## BALANCE SHEET

31 DECEMBER 2013

	Note	2013 £	2012 £
<b>Fixed Assets</b>			
Investment property	5	791,040	787,540
<b>Current Assets</b>			
Debtors	6	172,775	287,636
<b>Creditors : amounts falling due within one year</b>	7	<u>(1,658,500)</u>	<u>(1,786,914)</u>
<b>Net current liabilities</b>		<u>(1,485,725)</u>	<u>(1,499,278)</u>
<b>Total assets less current liabilities</b>		<u>(694,685)</u>	<u>(711,738)</u>
<b>Provisions for liabilities</b>	8	<u>(95,000)</u>	<u>(110,000)</u>
<b>Net liabilities</b>		<u><u>(789,685)</u></u>	<u><u>(821,738)</u></u>
<b>Capital and reserves</b>			
Called up share capital	12	100	100
Profit and loss account		<u>(789,785)</u>	<u>(821,838)</u>
<b>Equity shareholders' funds - deficit</b>		<u><u>(789,685)</u></u>	<u><u>(821,738)</u></u>

These accounts were approved by the directors and authorised for issue on 29.9.14, and are signed on their behalf by:

  
**B S E FRESHWATER**  
 Director

Company Registration Number: 01060048

The notes on pages 9 to 18 form part of these financial statements.

**FIRVILLE INVESTMENTS LIMITED**  
**STATEMENT OF INCOME AND RETAINED EARNINGS**  
**YEAR ENDED 31 DECEMBER 2013**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
Balance at 1 January 2012	100	(822,401)	(822,301)
<b>Total comprehensive income for the period</b>			
Profit	-	563	563
Balance at 31 December 2012	<u>100</u>	<u>(821,838)</u>	<u>(821,738)</u>

	Called up share capital	Profit and loss account	Total equity
	£	£	£
Balance at 1 January 2013	100	(821,838)	(821,738)
<b>Total comprehensive income for the period</b>			
Profit	-	32,053	32,053
Balance at 31 December 2013	<u>100</u>	<u>(789,685)</u>	<u>(789,685)</u>

The notes on pages 9 to 18 form part of these financial statements.

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

Firville Investments Limited (the "Company") is a company limited by shares and incorporated in the UK. The Company's Registered Office is Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

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")*. This has been adopted in advance of the mandatory adoption date of 31 December 2015. The presentation currency of these financial statements is sterling.

The financial statements have been prepared under the historical cost convention except that the investment property is measured at fair value.

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, notwithstanding the company's net current liabilities, which the directors believe to be appropriate for the following reasons. The company is dependent for its working capital on funds provided to it by Metropolitan Properties Company Limited, the company's intermediate parent undertaking. The Metropolitan Properties Company Limited group has considerable financial resources together with a large property portfolio and access to credit facilities. Metropolitan Properties Company Limited has provided the company with an undertaking that, for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the company.

This should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. 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.

Based on this undertaking the directors believe that it remains appropriate to prepare the financial statements on a *going concern* basis. *The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.*

In the transition to FRS 102 from old UK GAAP, the Company has made measurement and recognition adjustments. An explanation of how the transition to FRS 102 has affected the financial position and financial performance of the Company is provided in note 15.

FRS 102 grants certain first-time adoption exemptions from the full requirements of FRS 102 in the transition period. The following exemptions have been taken in these financial statements:

- Lease arrangements – in order to determine whether an arrangement contains a lease, the Company has analysed facts and circumstances existing at 1 January 2012 rather than commencement date of the arrangement.

The Company's intermediate parent undertaking, Metropolitan Properties Company Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of Metropolitan Properties Company Limited are prepared in accordance with UK GAAP as adopted and are available to the public and may be obtained from Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**1. ACCOUNTING POLICIES** *(continued)*

**Basis of accounting** *(continued)*

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; and
- Key Management Personnel compensation.

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

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 14.

**Turnover**

Turnover comprises rents and charges receivable and is derived wholly from operations in the UK.

**Acquisitions and disposals of properties**

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly.

**Financial Instruments**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all its financial liabilities.

***Basic financial instruments***

***Trade and other debtors***

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. 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 for a similar debt instrument.

***Trade and other creditors***

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. 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 for a similar debt instrument.

**Investment property**

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.

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**1. ACCOUNTING POLICIES *(continued)***

**Investment property *(continued)***

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 the profit and loss account in the period that they arise; and
- ii. No depreciation is provided in respect of investment properties applying the fair value model.

This treatment, as regards the company's investment properties, may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Investment property fair value is based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of property being valued. Any gain or loss arising from a change in fair value or disposal is recognised in the profit and loss account.

Profit on disposal of investment property includes the net proceeds from lease extensions.

**Expenses**

*Interest receivable and Interest payable*

Interest income and interest payable are recognised in the profit and loss account as they accrue, using the effective interest method. Borrowing costs that are directly attributable to the acquisition, construction or redevelopment of an asset that takes a substantial time to be prepared for use are expenses as incurred.

Interest receivable and similar income include interest receivable on intercompany loans and late payment charges.

**Taxation**

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

Provision is made for consideration payable to or receivable from other group undertakings for the surrender of losses under group relief provisions.

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. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**1. ACCOUNTING POLICIES (continued)**

**Taxation (continued)**

for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax.

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. For investment property that is measured at fair value, deferred tax is provided at the rate and allowances applicable to the sale of the property.

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.

**2. OPERATING PROFIT**

Operating profit is stated after charging:

	2013	2012
	£	£
Auditor's remuneration for audit services	4,800	4,800
	<u>4,800</u>	<u>4,800</u>

The staff provided by the property and administrative management company, Highdorn Co. Limited, are engaged under joint employment contracts with a fellow subsidiary of the company and their costs subsequently recharged to the company at a level appropriate to the activity of the company. No recharges were made during the year (2012: Nil).

**3. INTEREST PAYABLE AND SIMILAR CHARGES**

	2013	2012
	£	£
Group interest payable	44,000	35,000
External interest payable	93	-
	<u>44,093</u>	<u>35,000</u>

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**4. TAXATION ON ORDINARY ACTIVITIES**

**(a) Analysis of charge in the year**

	2013 £	2012 £
Current tax :		
Consideration payable for group relief	4,000	-
Consideration receivable for group relief	-	(6,000)
Total current tax	<u>4,000</u>	<u>(6,000)</u>
Deferred tax:		
Origination and reversal of timing differences	(1,000)	12,000
Change in tax rate	(14,000)	(4,000)
Total deferred tax	<u>(15,000)</u>	<u>8,000</u>
Total tax	<u>(11,000)</u>	<u>2,000</u>

All tax is recognised in the profit and loss account.

**(b) Reconciliation of effective tax rate**

The tax assessed on the profit on ordinary activities for the year is different from the standard rate of corporation tax in the UK of 23.25% (2012 - 24.50%). The difference between the current tax charge for the year and a tax charge based on the standard rate of corporation tax in the UK is explained below:

	2013 £	2012 £
Profit on ordinary activities before taxation	<u>21,053</u>	<u>2,563</u>
Tax at the standard rate of corporation tax in the UK of 23.25% (2012: 24.50%)	4,895	628
Effect of :		
Disallowable expenses	-	858
Land remediation relief	(223)	-
Indexation allowance on unrealised gains	(15,814)	(6,511)
Other differences	142	7,025
Total tax (note 4(a))	<u>(11,000)</u>	<u>2,000</u>

**(c) Factors that may affect future tax charges :**

The 2013 Budget announced on 20 March 2013 that the UK Corporation tax rate will reduce to 20% by 2015. A reduction in the rate from 24% to 23% (effective from 1 April 2013) was substantively enacted on 3 July 2012 and further reductions to 21% (effective from 1 April 2014) and 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013. This will reduce the company's future current tax charge accordingly. The deferred tax liability at 31 December 2013 has been calculated based on the rates of 20% substantively enacted at the balance sheet date.

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**5. INVESTMENT PROPERTY**

	<b>Freehold Property £</b>
<b>FAIR VALUE</b>	
At 1 January 2013	787,540
Revaluation	<u>3,500</u>
<b>At 31 December 2013</b>	<u><b>791,040</b></u>

The historical cost of investment properties at 31 December 2013 is £758,600 (2012: £758,600).

An independent professional revaluation of all the Company's property was carried out at 31 December 2013 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The revaluation figures are based on open market value assessed in accordance with the RICS Valuation – Professional Standards (2014).

**Valuation techniques and key inputs**

The company's property was valued using a sales valuation approach, derived from recent comparable transactions in the market, adjusted by applying discounts to reflect status of occupation and condition. The largest discounts were applied to those properties subject to registered tenancies, reflecting the relative difference in security of tenure, whilst the smallest discounts were applied to those properties subject to assured shorthold tenancies. The sales value assumption was £550 per square foot.

**6. DEBTORS**

	<b>2013 £</b>	<b>2012 £</b>
Trade debtors	159,389	280,565
Other debtors	7,386	1,071
Consideration receivable for group relief	<u>6,000</u>	<u>6,000</u>
	<u><b>172,775</b></u>	<u><b>287,636</b></u>

All debtors are payable within one year or are payable on demand.

**7. CREDITORS: Amounts falling due within one year**

	<b>2013 £</b>	<b>2012 £</b>
Trade creditors	5,136	199,497
Amounts owed to group undertakings	1,638,848	1,551,434
Shares classed as financial liabilities	100	100
Other creditors	10,416	35,883
Consideration payable for group relief	<u>4,000</u>	<u>-</u>
	<u><b>1,658,500</b></u>	<u><b>1,786,914</b></u>

All intercompany loans are sterling loans repayable on demand with interest paid at the rate of 6.49% (2012: 5.79%).



**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**8. DEFERRED TAX LIABILITIES**

The movement in the deferred taxation provision during the year was:

	£
At 1 January 2013	110,000
Credit to profit and loss account	<u>(15,000)</u>
At 31 December 2013	<u>95,000</u>

**9. FINANCIAL INSTRUMENTS**

	2013 £	2012 £
<b>Financial assets measured at amortised cost:</b>		
Trade debtors	159,389	280,565
Other debtors	7,386	1,071
Consideration receivable for group relief	6,000	6,000
<b>Financial liabilities measured at amortised cost:</b>		
Trade creditors	5,136	199,497
Amounts owed to group undertakings	1,638,848	1,551,434
Other creditors	10,416	35,883
Consideration payable for group relief	<u>4,000</u>	<u>-</u>

**10. CHARGES AND GUARANTEES**

The company has executed a floating charge over all the assets and undertaking of the company as part security for loan facilities granted to Centremanor (E.S) Limited, a subsidiary of an intermediate parent undertaking. At 31 December 2013 the aggregate indebtedness amounted to £30,425,000 (2012: £30,425,000).

**11. DIRECTORS' INTERESTS IN CONTRACTS**

The majority of the day-to-day management of the company's property and its operations is carried out by Highdorn Co. Limited, one of the Freshwater Group of Companies, with which this company is closely related. Mr B S E Freshwater is a director of, but has no beneficial interest in the share capital of, that company.

During the year £21,720 (2012: £15,124), including VAT, was payable to Highdorn Co. Limited for these services which were charged for at normal commercial rates.

The company has taken advantage of the exemption per FRS 102 "Related Party Disclosures" in order to dispense with the requirement to disclose transactions with other wholly owned Metropolitan Properties Company Limited group companies.

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**12. SHARE CAPITAL**

**Allotted, called up and fully paid:**

	2013		2012	
	No	£	No	£
Ordinary shares of £1 each	100	100	100	100
Preference shares of £1 each	100	100	100	100
	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>
			<b>2013</b>	<b>2012</b>
			<b>£</b>	<b>£</b>
<b>Amounts presented in equity :</b>				
100 Ordinary shares of £1 each			<u>100</u>	<u>100</u>
<b>Amounts presented in liabilities :</b>				
100 Preference shares of £1 each			<u>100</u>	<u>100</u>

The non-cumulative preference shares confer the rights on the holders to receive a non-cumulative dividend each year at the rate of 6% on the amounts paid up. These shares would rank above the ordinary shares and be redeemable at par in the event of a winding up of the company. There are insufficient reserves to pay a dividend.

**13. ULTIMATE PARENT UNDERTAKING**

The parent undertaking of the largest group of undertakings for which group financial statements are drawn up is Centremanor Limited, a company registered in England and Wales.

The parent undertaking of the smallest group of undertakings for which group financial statements are drawn up is Metropolitan Properties Company Limited a company registered in England and Wales.

Copies of these financial statements can be obtained from the following address:

Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

The ultimate parent undertaking is Linnet Limited, a company incorporated in the Isle of Man and controlled by trusts.

**14. ACCOUNTING ESTIMATES AND JUDGEMENTS**

**i. Property valuations**

The valuation of the company's property is inherently subjective, depending on many factors, including its individual nature, its location and expected future net rental values, market yields and comparable market transactions (as set out in Note 5). Therefore the valuation is subject to a degree of uncertainty and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions. As noted in Note 1 above, the company's property is valued by external valuers with appropriate qualifications and experience.

**ii. Trade debtors**

Management uses details of the age of trade debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**15. EXPLANATION OF TRANSITION TO FRS 102 FROM OLD UK GAAP**

As stated in Note 1, these are the Company's first financial statements prepared in accordance with FRS 102.

The accounting policies set out in note 1 have been applied in preparing the financial statements for the year ended 31 December 2013 and the comparative information presented in these financial statements for the year ended 31 December 2012.

In preparing its FRS 102 balance sheet, the Company has adjusted amounts reported previously in financial statements prepared in accordance with its old basis of accounting (UK GAAP). An explanation of how the transition from UK GAAP to FRS 102 has affected the Company's financial position and financial performance is set out in the following tables and the notes that accompany the tables.

*Reconciliation of equity*

		1 January 2012			31 December 2012		
		Effect of			Effect of		
		UK GAAP	transition to	FRS 102	UK GAAP	transition to	FRS 102
		£	FRS 102	£	£	FRS 102	£
<b>Fixed assets</b>							
Investment properties	(i)	-	726,310	726,310	-	787,540	787,540
<b>Current assets</b>							
Properties held for trading	(i)	726,310	(726,310)	-	758,600	(758,600)	-
Debtors		260,794	-	260,794	287,636	-	287,636
		<u>987,104</u>	<u>(726,310)</u>	<u>260,794</u>	<u>1,046,236</u>	<u>(758,600)</u>	<u>287,636</u>
<b>Creditors : amounts due within one year</b>		(1,707,405)	-	(1,707,405)	(1,786,914)	-	(1,786,914)
<b>Net current liabilities</b>		<u>(720,301)</u>	<u>(726,310)</u>	<u>(1,446,611)</u>	<u>(740,678)</u>	<u>(758,600)</u>	<u>(1,499,278)</u>
<b>Provisions for liabilities</b>	(ii)	-	(102,000)	(102,000)	-	(110,000)	(110,000)
<b>Net liabilities</b>		<u>(720,301)</u>	<u>(102,000)</u>	<u>(822,301)</u>	<u>(740,678)</u>	<u>(81,060)</u>	<u>(821,738)</u>
<b>Capital and reserves</b>							
Called up share capital		100	-	100	100	-	100
Profit and loss account		<u>(720,401)</u>	<u>(102,000)</u>	<u>(822,401)</u>	<u>(740,778)</u>	<u>(81,060)</u>	<u>(821,838)</u>
<b>Equity shareholders' funds</b>		<u>(720,301)</u>	<u>(102,000)</u>	<u>(822,401)</u>	<u>(740,678)</u>	<u>(81,060)</u>	<u>(821,738)</u>

**FIRVILLE INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2013**

**15. EXPLANATION OF TRANSITION TO FRS 102 FROM OLD UK GAAP *(continued)***

*Reconciliation of (loss)/profit for the year to 31 December 2012*

		31 December 2012	
		Effect of transition to	
	UK GAAP	FRS 102	FRS 102
	£	£	£
Turnover	179,079	-	179,079
Cost of sales	(165,656)	(30,290)	(195,946)
<b>Gross profit/(loss)</b>	<u>13,423</u>	<u>(30,290)</u>	<u>(16,867)</u>
Net valuation gains on investment property	(i) -	59,230	59,230
Administrative Expenses	(4,800)	-	(4,800)
<b>Operating profit</b>	<u>8,623</u>	<u>28,940</u>	<u>37,563</u>
Interest payable and similar charges	(35,000)	-	(35,000)
<b>(Loss)/Profit on ordinary activities before taxation</b>	<u>(26,377)</u>	<u>28,940</u>	<u>2,563</u>
<b>Tax on Loss/(Profit) on ordinary activities</b>	(ii) 6,000	(8,000)	(2,000)
<b>(Loss)/Profit for the year</b>	<u><u>(20,377)</u></u>	<u><u>20,940</u></u>	<u><u>563</u></u>

The following were changes in accounting policies arising from the transition to FRS 102:

(i) Investment Property

Previously the company's property continued to be categorised as trading properties, shown in the balance sheet as stock within current assets, at the lower of cost and net realisable value. Under FRS 102 this property falls to be categorised as investment property within fixed assets and is held at fair value, with changes in fair value being recorded in the profit and loss account.

(ii) Deferred tax on unrealised investment property gains and losses

Previously no deferred tax arose on the company's property as there were no timing differences between the accounting and tax treatment of any movements in carrying value. Under FRS 102, deferred tax is recognised on the difference between the cost for tax purposes and the fair value of the company's investment property, with movements recorded in the profit and loss account.