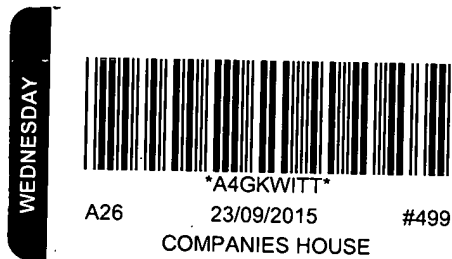


COMPANY REGISTRATION NUMBER 01060048

FIRVILLE INVESTMENTS LIMITED
FINANCIAL STATEMENTS
31 DECEMBER 2014



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

FIRVILLE INVESTMENTS LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

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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 2014

The directors present their report and the financial statements of the company for the year ended 31 December 2014.

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 existing properties. The Company's business model is generally to hold its properties for the long term in order to generate rental income and capital appreciation. However, each of the Company's investment properties 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 £300,518. 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, nor do they receive any emoluments from the company.

PROPERTY

A professional revaluation of the company's investment property was carried out at 31 December 2014 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The valuation totalled £885,290 (2013: £791,040) producing a surplus of £94,250 (2013: £3,500) 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), 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;
- 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 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.

FIRVILLE INVESTMENTS LIMITED

DIRECTORS' REPORT *(continued)*

YEAR ENDED 31 DECEMBER 2014

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

A handwritten signature in black ink, appearing to read 'M R M Jenner', followed by a long horizontal line extending to the right.

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

Approved by the directors on 17 September 2015

FIRVILLE INVESTMENTS LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
FIRVILLE INVESTMENTS LIMITED
YEAR ENDED 31 DECEMBER 2014

We have audited the financial statements of Firville Investments Limited for the year ended 31 December 2014 on pages 6 to 16. 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, 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 2014 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 2014

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

17 September 2015

FIRVILLE INVESTMENTS LIMITED
PROFIT AND LOSS ACCOUNT
YEAR ENDED 31 DECEMBER 2014

	Note	2014 £	2013 £
TURNOVER	2	84,037	108,196
Cost of Sales		<u>(44,988)</u>	<u>(147,680)</u>
GROSS PROFIT/(LOSS)		39,049	(39,484)
Profit on disposal of investment property		289,202	105,930
Net valuation gains on investment property		94,250	3,500
Administrative Expenses		<u>(6,000)</u>	<u>(4,800)</u>
OPERATING PROFIT	3	416,501	65,146
Interest Payable and Similar Charges	5	<u>(35,983)</u>	<u>(44,093)</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		380,518	21,053
Tax on Profit on Ordinary Activities	6	<u>(80,000)</u>	<u>11,000</u>
PROFIT FOR THE FINANCIAL YEAR		<u>300,518</u>	<u>32,053</u>

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 16 form part of these financial statements.


FIRVILLE INVESTMENTS LIMITED

BALANCE SHEET

31 DECEMBER 2014

	Note	2014 £	2013 £
FIXED ASSETS			
Tangible Assets	7	885,290	791,040
CURRENT ASSETS			
Debtors	8	37,405	172,775
CREDITORS: Amounts falling due within one year	9	<u>(1,298,862)</u>	<u>(1,658,500)</u>
NET CURRENT LIABILITIES		<u>(1,261,457)</u>	<u>(1,485,725)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(376,167)</u>	<u>(694,685)</u>
PROVISIONS FOR LIABILITIES			
Deferred taxation	10	<u>(113,000)</u>	<u>(95,000)</u>
		<u>(489,167)</u>	<u>(789,685)</u>
CAPITAL AND RESERVES			
Called-Up Equity Share Capital	13	100	100
Profit and Loss Account		<u>(489,267)</u>	<u>(789,785)</u>
DEFICIT		<u>(489,167)</u>	<u>(789,685)</u>

These accounts were approved by the directors and authorised for issue on 17 September 2015, and are signed on their behalf by:


B S E Freshwater
Director

Company Registration Number: 01060048

The notes on pages 9 to 16 form part of these financial statements.

FIRVILLE INVESTMENTS LIMITED
STATEMENT OF INCOME AND RETAINED EARNINGS
31 DECEMBER 2014

	Called up share capital	Profit and loss account	Total equity
	£	£	£
Balance at 1 January 2013	100	(821,838)	(821,738)
Total comprehensive deficit for the period			
Loss	-	32,053	32,053
Balance at 31 December 2013	<u>100</u>	<u>(789,785)</u>	<u>(789,685)</u>

	Called up share capital	Profit and loss account	Total equity
	£	£	£
Balance at 1 January 2014	100	(789,785)	(789,685)
Total comprehensive deficit for the period			
Loss	-	300,518	300,518
Balance at 31 December 2014	<u>100</u>	<u>(489,267)</u>	<u>(489,167)</u>

The balance on the profit and loss account at 31 December 2014 is net of £13,690 of unrealised profits.

The notes on pages 9 to 16 form part of these financial statements.

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

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")*. The presentation currency of these financial statements is sterling.

The financial statements have been prepared under the historical cost convention except that 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 reason. 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 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.

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 FRS 102 as adopted and are available to the public and may be obtained from Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

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 16.

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

1. ACCOUNTING POLICIES *(continued)*

Related party transactions

The company has taken advantage of the exemption in FRS 102 in order to dispense with the requirement to disclose transactions with other companies in the Metropolitan Properties Company Limited group.

Turnover

Turnover comprises rents and service charges receivable less applicable provisions. Rent receivable from investment property leased out under operating leases is recognised in the profit and loss account on a straight line basis over the certain term of the lease.

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 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 is recognised in the profit and loss account.

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

Income and 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 expensed 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.

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

1. ACCOUNTING POLICIES *(continued)*

Taxation *(continued)*

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 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.

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.

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 of its financial liabilities.

Basic financial instruments

Trade and other debtors

Trade and other debtors 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. 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 less 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.

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.

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

2. TURNOVER

The turnover of the company is represented by rents and charges receivable in respect of investment property.

The gross profit/(loss) is comprised as follows:

	2014 £	2013 £
Rents and charges receivable	84,037	108,196
Property outgoings	<u>(44,988)</u>	<u>(147,680)</u>
Gross profit/(loss)	<u>39,049</u>	<u>(39,484)</u>

3. OPERATING PROFIT

Operating profit is stated after charging:

	2014 £	2013 £
Auditor's remuneration		
- as auditor	<u>4,800</u>	<u>4,800</u>

4. PARTICULARS OF EMPLOYEES

No salaries or wages have been paid to the directors during the year (2013: £Nil).

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 (2013: £Nil).

In addition to the above, the company's property outgoings include the following employment costs relating to portorage staff:

	2014 £	2013 £
Wages & Salaries	—	11,632
Social Security Costs	<u>—</u>	<u>823</u>
	<u>—</u>	<u>12,455</u>

The average number of portorage staff employed during the year was nil (2013: 1).

5. INTEREST PAYABLE AND SIMILAR CHARGES

	2014 £	2013 £
Other similar charges payable	<u>35,983</u>	<u>44,093</u>

Other similar charges payable relate to interest payable to group undertakings.

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

6. TAXATION ON ORDINARY ACTIVITIES

(a) Analysis of charge in the year

	2014 £	2013 £
Current tax:		
Corporation tax	-	-
Consideration payable for group relief	<u>62,000</u>	<u>4,000</u>
Total current tax	<u>62,000</u>	<u>4,000</u>
Deferred tax:		
Origination and reversal of timing differences	<u>18,000</u>	<u>(15,000)</u>
Total Tax	<u><u>80,000</u></u>	<u><u>(11,000)</u></u>

All tax is recognised in the profit and loss account.

(b) Factors affecting current tax charge

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 21.50% (2013 - 23.25%).

	2014 £	2013 £
Profit on ordinary activities before taxation	<u>380,518</u>	<u>21,053</u>
Profit on ordinary activities by rate of tax	<u>81,811</u>	<u>4,895</u>
Land remediation relief	<u>(126)</u>	<u>(223)</u>
Timing differences on unrealised gains	<u>(2,264)</u>	<u>(15,814)</u>
Other differences	<u>579</u>	<u>142</u>
Total tax (note 6(a))	<u><u>80,000</u></u>	<u><u>(11,000)</u></u>

(c) Factors that may affect future tax charges

A reduction in the UK corporation tax rate from 23% to 21% (effective from 1 April 2014) was substantially enacted on 2 July 2013. A further reduction in the UK corporation tax rate from 21% to 20% (effective from 1 April 2015) was substantially enacted on 2 July 2013. In July 2015 the Government announced further reductions in the UK Corporation Tax rate to 19% by 1 April 2017 and to 18% by 1 April 2020. This will reduce the Company's future tax charge accordingly.

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

7. TANGIBLE FIXED ASSETS

	Freehold Properties
	£
FAIR VALUE	
At 1 January 2014	791,040
Revaluation	94,250
At 31 December 2014	885,290

The historical cost of investment property at 31 December 2014 is £758,600 (2013: £758,600).

An independent professional revaluation of the Company's property was carried out at 31 December 2014 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 residential 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 £725 per square foot.

8. DEBTORS

	2014	2013
	£	£
Trade debtors	34,499	159,389
Amounts owed by group undertakings	520	–
Other debtors	2,386	7,386
Consideration receivable for group relief	–	6,000
	<u>37,405</u>	<u>172,775</u>

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

9. CREDITORS: Amounts falling due within one year

	2014	2013
	£	£
Trade creditors	8,932	5,136
Amounts owed to group undertakings	1,215,470	1,638,848
Shares classed as financial liabilities	100	100
Other creditors	8,360	10,416
Consideration payable for group relief	66,000	4,000
	<u>1,298,862</u>	<u>1,658,500</u>

All intercompany loans are sterling loans repayable on demand with interest paid at the rate of 4.74% (2013: 6.49%).

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

10. DEFERRED TAXATION

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

	2014	2013
	£	£
Provision brought forward	95,000	110,000
Profit and loss account movement arising during the year	18,000	(15,000)
Provision carried forward	<u>113,000</u>	<u>95,000</u>

The provision for deferred taxation consists of the tax effect of timing differences in respect of:

	2014	2013
	£	£
Revaluation of investment property	18,000	(15,000)
	<u>18,000</u>	<u>(15,000)</u>

11. 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 2014 the aggregate indebtedness amounted to £30,425,000 (2013: £30,425,000).

12. DIRECTORS' INTERESTS IN CONTRACTS

The majority of the day-to-day management of the company's properties and its operations is carried out by Highdorn Co. Limited. Mr B S E Freshwater is a director of, but has no beneficial interest in the share capital of that company.

During the year £1,598 (2013: £21,720), 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.

13. SHARE CAPITAL

Allotted, called up and fully paid:

	2014		2013	
	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>

	2014	2013
	£	£
Amounts presented in equity:		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

	2014	2013
	£	£
Amounts presented in liabilities:		
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.

FIRVILLE INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2014

14. COMMITMENTS UNDER OPERATING LEASES

The company as lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	2014	2013
	£	£
Not later than 1 year	12,578	30,832
Later than 1 year and not later than 5 years	13,740	32,037
Later than 5 years	<u>222,069</u>	<u>232,913</u>
	<u>248,387</u>	<u>295,782</u>

15. 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.

16. ACCOUNTING ESTIMATES AND JUDGEMENTS

i. Property valuations

The valuation of the company's property portfolio is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions (as set out in Note 7). Therefore the valuations are subject to a degree of uncertainty and are 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, all the company's properties are 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.