

CONRAD PHOENIX (LONDON) LIMITED

UNAUDITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2018



CONRAD PHOENIX (LONDON) LIMITED
REGISTERED NUMBER: 01641349

BALANCE SHEET
AS AT 30 JUNE 2018

	Note	2018 £	2017 £
Fixed assets			
Investment property	5	3,680,000	3,680,000
		<u>3,680,000</u>	<u>3,680,000</u>
Current assets			
Debtors: amounts falling due within one year	6	6,872,512	5,523,985
Cash at bank and in hand	7	408,559	1,874,901
		<u>7,281,071</u>	<u>7,398,886</u>
Creditors: amounts falling due within one year	8	(220,424)	(278,462)
Net current assets		<u>7,060,647</u>	<u>7,120,424</u>
Total assets less current liabilities		<u>10,740,647</u>	<u>10,800,424</u>
Creditors: amounts falling due after more than one year	9	(2,155,948)	(2,260,260)
Provisions for liabilities			
Deferred tax	11	(83,430)	(85,494)
		<u>(83,430)</u>	<u>(85,494)</u>
Net assets		<u>8,501,269</u>	<u>8,454,670</u>
Capital and reserves			
Called up share capital		200	200
Other reserves		985,068	983,004
Profit and loss account		<u>7,516,001</u>	<u>7,471,466</u>
Shareholders' funds		<u>8,501,269</u>	<u>8,454,670</u>

CONRAD PHOENIX (LONDON) LIMITED
REGISTERED NUMBER: 01641349

BALANCE SHEET (CONTINUED)
AS AT 30 JUNE 2018

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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

20th December 2018

C N Phoenix
Director



The notes on pages 4 to 9 form part of these financial statements.

CONRAD PHOENIX (LONDON) LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2018

	Called up share capital	Other reserves	Profit and loss account	Total equity
	£	£	£	£
At 1 July 2017	200	983,004	7,471,466	8,454,670
Comprehensive income for the year				
Profit for the year	-	-	46,599	46,599
Transfer between reserves	-	2,064	(2,064)	-
At 30 June 2018	<u>200</u>	<u>985,068</u>	<u>7,516,001</u>	<u>8,501,269</u>

The notes on pages 4 to 9 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2017

	Called up share capital	Other reserves	Profit and loss account	Total equity
	£	£	£	£
At 1 July 2016	200	788,498	7,297,530	8,086,228
Comprehensive income for the year				
Profit for the year	-	-	368,442	368,442
Transfer between reserves	-	194,506	(194,506)	-
At 30 June 2017	<u>200</u>	<u>983,004</u>	<u>7,471,466</u>	<u>8,454,670</u>

CONRAD PHOENIX (LONDON) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

1. General information

The company is a private company limited by shares, and is incorporated in England and Wales. The address of its registered office is 24 Fitzroy Square, London, W1T 6EP.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue represents rent receivable net of VAT and is recognised in the period to which it relates.

2.3 Investment property

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

2.4 Debtors

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

2.5 Cash and cash equivalents

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

2.6 Financial instruments

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

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

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

CONRAD PHOENIX (LONDON) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

2. Accounting policies (continued)

2.7 Creditors

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

2.8 Finance costs

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

2.9 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

2.10 Provisions for liabilities

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

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

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

CONRAD PHOENIX (LONDON) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018

2. Accounting policies (continued)

2.11 Current and deferred taxation

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

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

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

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

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

3. Employees

The average monthly number of employees, including directors, during the year was 4 (2017 - 4).

4. Taxation

	2018 £	2017 £
Corporation tax		
Current tax on profits for the year	5,986	37,383
Deferred tax		
Deferred tax on revalued properties	(2,064)	85,494
Taxation on profit on ordinary activities	<u>3,922</u>	<u>122,877</u>

Factors affecting tax charge for the year

There were no factors that affected the tax charge for the year which has been calculated on the profits on ordinary activities before tax at the standard rate of corporation tax in the UK of 19% (2017 - 19%).

CONRAD PHOENIX (LONDON) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018

5. Investment property

	Long term leasehold investment property £
Valuation	
At 1 July 2017	3,680,000
At 30 June 2018	<u>3,680,000</u>

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

6. Debtors

	2018 £	2017 £
Trade debtors	79,935	83,410
Amounts owed by group undertakings	6,631,694	5,401,686
Other debtors	128,745	10,866
Prepayments and accrued income	32,138	28,023
	<u>6,872,512</u>	<u>5,523,985</u>

7. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	<u>408,559</u>	<u>1,874,901</u>

CONRAD PHOENIX (LONDON) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018

8. Creditors: Amounts falling due within one year

	2018 £	2017 £
Bank loans	114,975	130,965
Trade creditors	10,499	(3,238)
Corporation tax	5,986	37,383
Other taxation and social security	9,742	14,526
Other creditors	-	12,000
Accruals and deferred income	79,222	86,826
	<u>220,424</u>	<u>278,462</u>

9. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Bank loans	<u>2,155,948</u>	<u>2,260,260</u>

Secured loans

The bank loan is secured by a first legal charge over the company's investment properties. Interest is charged at 3.6% above the Bank of England base rate. It is repayable in monthly instalments and is due to be repaid by 2027.

10. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due within one year		
Bank loans	<u>114,975</u>	<u>130,965</u>
Amounts falling due 2-5 years		
Bank loans	<u>506,973</u>	<u>543,297</u>
Amounts falling due after more than 5 years		
Bank loans	<u>1,648,975</u>	<u>1,716,963</u>
	<u>2,270,923</u>	<u>2,391,225</u>

CONRAD PHOENIX (LONDON) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018

11. Deferred taxation

	2018 £
At beginning of year	85,494
Charged to profit or loss	(2,064)
At end of year	83,430

The provision for deferred taxation is made up as follows:

	2018 £	2017 £
Revalued investment property	83,430	85,494

12. Related party transactions

At the balance sheet date £10,000 (2017: £10,000) was due from companies in which the directors have a participating interest.

At the balance sheet date £Nil (2017: £12,000) was due to companies under common control.

At the balance sheet date £103,745 (2017: £NIL) was due from companies under common control.

No interest is charged on any of these balances.