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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 JUNE 2019**



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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**COMPANY INFORMATION**

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<b>Directors</b>	R Duchâtelet (resigned 23 January 2020) R A Murray (resigned 23 January 2020) S J Gallen (appointed 2 September 2019, resigned 23 January 2020) T Al Nasirat (appointed 23 January 2020) J A G Heller (appointed 23 January 2020, resigned 19 March 2020) M Southall (appointed 23 January 2020, resigned 19 March 2020) M I Mihail (appointed 19 March 2020) C I Florica (appointed 19 March 2020)
<b>Registered number</b>	01788466
<b>Registered office</b>	The Valley Floyd Road London SE7 8BL
<b>Independent auditors</b>	Nyman Libson Paul Chartered Accountants & Statutory Auditors Regina House 124 Finchley Road London NW3 5JS

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### STRATEGIC REPORT FOR THE YEAR ENDED 30 JUNE 2019

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#### Introduction

The principal activity of the company continues to be the operation of a professional football club, together with related commercial activities.

#### Football review

##### First team

The club was promoted to the Sky Bet Championship after finishing 3rd in League One in the 2018/19 season.

After a solid start to the season Lee Bowyer was appointed as the club's permanent manager in September 2018 and went on to win the Manager of the Month award twice (November and April).

The club progressed through the play-off semi-finals beating Doncaster Rovers before defeating Sunderland in stoppage time in the final at Wembley to realise the club's primary objective - securing promotion back to the Championship.

The average home league attendance was 11,827 (not including the Play-Off Semi-Final), very similar to the average of 11,846 the previous season. The highest home attendance of the year was the second leg of the play-off tie against Doncaster Rovers, 25,428. Charlton sold more than 38,000 tickets for the Play-Off Final at Wembley.

The Addicks brought in 15 first team players during the summer of 2019. The team's primary objective for the 2019/20 season is to stay in the Championship.

##### Youth Academy

Academy performance for 2018/19 continued to deliver and further consolidate the beliefs and values in the Academy Performance Plan.

All Heads of Department (Coaching, Education, Sports Science/ Medicine and Recruitment) have been tasked with drawing up realistic and achievable targets and action plans for the 2019/20 season. In the Quality Appraisal of 2018/19 (report submitted to the TCB) talent identification and player productivity feature prominently in the outcomes. There is an ongoing commitment and desire at the Academy to develop players to the highest standards, ready for senior football.

There were 8 Academy debutants in the First Team over the 2018/19 season. By the end of the season (May 2019) there were 8 Academy graduates in the first team squad of 25 (32%). Four of these players had been in the Academy for 5 years or more, providing compelling evidence that long term player development strategy does succeed.

The EPPP Player Productivity figures (see below) produced by the Premier League are very encouraging. They are formulated on the basis of academy graduates who have played first team football at Charlton Athletic, but also elsewhere in the professional game having come through the youth development program at Charlton.

##### EPPP Player Productivity (2012 – 2018)

	National Ranking
Premier League / EFL	7th out of 92 (Clubs)
EFL	2nd out of 72
Category Two	2nd out of 20

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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### STRATEGIC REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2019

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Joe Aribio and Karlan Grant were 2 Academy graduates that were transferred to other clubs over the course of 2018/19. It is disappointing when a player from the youth system leaves the club, but each had played between 50 and 100 games each for the first team.

Our reputation as a club with a productive Academy was further enhanced last season when the Premier League asked the Academy to host a National Coaches Collaboration Day with presentations on the Charlton Youth Development model. The event staged in March at The Valley was attended by over 100 coaches from around the country. An excellent day that received rewarding commendations from visiting coaches and external agencies such as the Premier League, FA and EFL.

#### Ownership

Throughout the year the club was owned by Staprix NV, a company registered in Belgium, which is beneficially owned by Roland Duchâtelet.

#### Financial review

##### Capital Investment

The development of the Addicks' training facility at Sparrows Lane continued with investment in the training ground of £0.3m in the financial year, mainly comprising:

- Further reconstruction of first team natural turf training pitches
- New services including updating Academy changing rooms
- New access road and car-parking facilities to support future new building

##### Turnover

	2019 (£000)	2018 (£000)	Variance (£000)	Variance (%)
Central income	1,515	1,420	95	7
Match day	4,151	3,402	749	22
Commercial	1,308	1,345	(37)	(3)
Other	899	1,140	(241)	(21)
<b>Total</b>	<b>7,873</b>	<b>7,307</b>	<b>566</b>	<b>8</b>

Central income consists of English Football League (EFL) and Premier League (PL) central distributions. The EFL distributions increased from £0.7m to £0.8m, PL solidarity remained at £0.7m.

Match-day income consists primarily of ticket income, match-day hospitality, advertising and programmes, the increase from 2017/18 was due to the increased revenue generated by the Playoff Semi final and the Final at Wembley.

Commercial income comprises sponsorship, non-matchday events and retail. The YouTube events held in the previous two seasons were not repeated, resulting in a slight decrease in revenue.

Other income principally comprises youth academy grant income arising from the Elite Player Performance Plan. Other income also includes significant contributions from Valley Gold, the lottery organisation directly linked to the Club, which further supports the development of players in our successful Youth Academy. The 21% decrease from 2017/18 is due to the joint venture with Standard Liege ending in 2017/18.

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**STRATEGIC REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2019**

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**Operating expenses**

Operating expenses, excluding depreciation and player amortisation, were £15.8m (2018 - £16.9m), the £1.1m decrease on prior year reflecting the reduction in back office staffing costs arising from a decreased structure and cost saving initiatives implemented across all departments. Total staff costs, including players, were £10.4m (2018 - £10.2m).

**Profit on disposal of players' registrations**

Profit on disposal of players' registrations amounted to £2.9m (2018 – £4.0m). Several player contingent clauses were triggered during this financial year from historical player sales, e.g. Gudmundsson, Gomez, Cousins, as well as player sales such as Karlan Grant and Joe Aribio.

**Profit/(loss) before taxation**

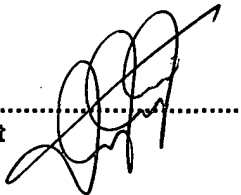
Once interest, depreciation and amortisation are taken into account, the loss before taxation for the year was £10.1m (2018 – Loss of £10.1m).

**Key Performance Indicators**

The key performance indicators discussed above are further detailed in Notes 2 and 4 to the financial statements. These revenue and cost centres are monitored regularly by the Board against detailed budgets.

This report was approved by the board on **24 MARCH 2020** and signed on its behalf.

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**T Al Nasirat**  
Director



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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2019

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The directors present their report and the financial statements for the year ended 30 June 2019.

#### Results and dividends

The profit for the year, after taxation, amounted to £10.073m (2018 - loss £10.095m).

Total comprehensive loss for the year was £10.073m (2018: £10.095m).

#### Directors

The directors who served during the year were:

R Duchâtelet (resigned 23 January 2020)  
R A Murray (resigned 23 January 2020)  
S J Gallen (appointed 2 September 2019, resigned 23 January 2020)  
J A G Heller (appointed 23 January 2020, resigned 19 March 2020)  
M Southall (appointed 23 January 2020, resigned 19 March 2020)  
T Al Nasirat (appointed 23 January 2020)  
M I Mihail (appointed 19 March 2020)  
C I Florica (appointed 19 March 2020)

#### Directors' responsibilities statement

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 the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements and other information included in Directors' Reports may differ from legislation in other jurisdictions.

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## **CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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### **DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2019**

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#### **Charitable contributions**

The company provides match tickets, hospitality and signed memorabilia for numerous charitable organisations, local schools and youth teams. The company also provides certain administrative resources to the South of England Foundation, a registered charity that trades as the Charlton Athletic Community Trust. These resources are not material and have not been quantified. The company also facilitated fundraising for a variety of charitable organisations on matchdays at the Valley, including specifically Charlton Athletic Community Trust. There were no political donations.

#### **Payments policy**

The company does not have a standard creditor payment policy. Payment terms are normally agreed with suppliers at the time of placing orders. All suppliers fulfilling the conditions of order will be paid in accordance with the terms agreed. Trade creditors represented 67 days (2018: 77 days) of annual purchases, when the effect of major capital works and player purchases are excluded.

#### **Employee involvement**

The company places considerable value on the involvement of its employees and has continued to keep them informed on matters affecting them as employees and on the various factors affecting the performance of the company. This is achieved through formal and informal meetings and the company's website. The company operates an equal opportunity policy for recruitment and training development which gives equal opportunities to all employees regardless of age, gender, sexual orientation, marital status, nationality, pregnancy, colour, race, religion or ethnic origin. The company gives full consideration to applications for employment from disabled persons where the requirements of the job can be adequately fulfilled by a disabled person. Where existing employees become disabled it is the company's policy wherever practicable, to provide continuing employment under normal terms and conditions and to provide training, career development and promotion to disabled employees where appropriate. The company has a committee which is responsible for all aspects of its health, safety and environmental policies which meets regularly to discharge the company's responsibilities in these areas.

#### **Disclosure of information to auditors**

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

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

#### **Directors' and officers' liability insurance**

During the year the company has maintained cover for its directors and officers under a directors' and officers' liability insurance policy.

#### **Auditors**

The auditors, Nyman Libson Paul, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.



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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

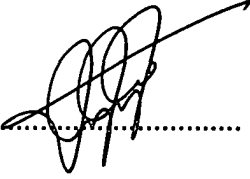
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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2019**

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This report was approved by the board on **24 MARCH 2020** and signed on its behalf.

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**T Al Nasirat**  
Director

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right, positioned over a dotted line.

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## **CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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### **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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#### **Opinion**

We have audited the financial statements of Charlton Athletic Football Company Limited (the 'company') for the year ended 30 June 2019, which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2019 and of its loss 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.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

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## **CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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### **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED (CONTINUED)**

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#### **Other information**

The directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED (CONTINUED)

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#### Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement 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, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

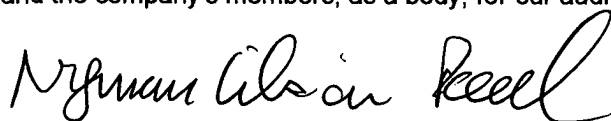
#### Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.

#### Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Richard Paul (Senior Statutory Auditor)

for and on behalf of  
**Nyman Libson Paul**

Chartered Accountants  
Statutory Auditors

Regina House  
124 Finchley Road  
London  
NW3 5JS

Date: 24 MARCH 2020

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2019**

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	Note	2019 £000	2018 £000
Turnover	4	7,873	7,307
<b>Gross profit</b>		<u>7,873</u>	<u>7,307</u>
Administrative expenses		(19,703)	(20,280)
Exceptional administrative expenses	6	(67)	(374)
<b>Operating loss</b>		<u>(11,897)</u>	<u>(13,347)</u>
Profit on disposal of players		2,864	4,022
Interest payable and expenses	8	(1,040)	(770)
<b>Loss before tax</b>		<u>(10,073)</u>	<u>(10,095)</u>
Tax on loss	9	-	-
<b>Loss for the financial year</b>		<u>(10,073)</u>	<u>(10,095)</u>
<b>Other comprehensive income for the year</b>			
<b>Total comprehensive (loss)/income for the year</b>		<u>(10,073)</u>	<u>(10,095)</u>

The notes on pages 13 to 27 form part of these financial statements.

**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**  
**REGISTERED NUMBER: 01788466**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2019**

	Note	2019 £000	2018 £000
<b>Fixed assets</b>			
Intangible assets	10	829	2,193
Tangible assets	11	41,314	43,124
		<u>42,143</u>	<u>45,317</u>
<b>Current assets</b>			
Debtors	12	2,501	2,561
Cash at bank and in hand		478	360
		<u>2,979</u>	<u>2,921</u>
Creditors: amounts falling due within one year	13	(7,558)	(5,626)
<b>Net current liabilities</b>		<u>(4,579)</u>	<u>(2,705)</u>
<b>Total assets less current liabilities</b>		<u>37,564</u>	<u>42,612</u>
Creditors: amounts falling due after more than one year	14	(76,344)	(71,319)
<b>Provisions for liabilities</b>			
Deferred tax	15	(4,515)	(4,515)
		<u>(4,515)</u>	<u>(4,515)</u>
<b>Net liabilities</b>		<u>(43,295)</u>	<u>(33,222)</u>
<b>Capital and reserves</b>			
Called up share capital	17	4,983	4,983
Revaluation reserve		21,708	21,708
Profit and loss account		(69,986)	(59,913)
		<u>(43,295)</u>	<u>(33,222)</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on  
**24 MARCH 2020**

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**T Al Nasirah**  
 Director

The notes on pages 13 to 27 form part of these financial statements.

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2019**

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	Called up share capital £000	Revaluation reserve £000	Profit and loss account £000	Total equity £000
At 1 July 2018	4,983	21,708	(59,913)	(33,222)
<b>Comprehensive income for the year</b>				
Loss for the year	-	-	(10,073)	(10,073)
<b>Total comprehensive income/(loss) for the year</b>	-	-	(10,073)	(10,073)
<b>At 30 June 2019</b>	<u>4,983</u>	<u>21,708</u>	<u>(69,986)</u>	<u>(43,295)</u>

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

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	Called up share capital £000	Revaluation reserve £000	Profit and loss account £000	Total equity £000
At 1 July 2017	4,983	21,708	(49,818)	(23,127)
<b>Comprehensive income for the year</b>				
Loss for the year	-	-	(10,095)	(10,095)
<b>Total comprehensive income/(loss) for the year</b>	-	-	(10,095)	(10,095)
<b>Total transactions with owners</b>	-	-	-	-
<b>At 30 June 2018</b>	<u>4,983</u>	<u>21,708</u>	<u>(59,913)</u>	<u>(33,222)</u>

The notes on pages 13 to 27 form part of these financial statements.

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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

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#### 1. General information

Charlton Athletic Football Company Limited is a private company limited by shares and incorporated in England. The address of the registered office is The Valley, Floyd Road, London, SE7 8BL.

The principal activity of the company continues to be the operation of a professional football club, together with related commercial activities.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 3).

The company has taken advantage of exemptions, provided by FRS 102, from disclosing key management personnel compensation and financial instruments and from preparing a statement of cash flows, as part of these financial statements. These exemptions are available to the company on the basis that it is a qualifying company by virtue of it being a member of a group where the parent undertaking of the group prepares publicly available consolidated financial statements which are intended to give a true and fair view, and in which the company is included as part of the consolidation. The parent of the group in which the financial statements will be consolidated is Baton 2010 Limited.

##### 2.2 Going concern

The company meets its day to day liabilities using funding from its immediate parent company, East Street Investments Limited. The board of directors has reviewed the future cash flow projections of the company and in their opinion, the company is able to continue its normal day to day operations for at least 12 months from the date of approval of these financial statements, due to receiving a letter of support from East Street Investments Limited for the period. Accordingly the accounts have been prepared on a going concern basis.

##### 2.3 Revenue

Turnover represents income receivable from football and related commercial activities excluding transfer fees receivable and value added tax. Broadcast and matchday income is recognised when related matches are played. Advance season tickets sales are included within deferred income and released to turnover in the relevant season.

##### 2.4 Players' registrations

The cost of obtaining players' registrations with the FA are capitalised as intangible assets and amortised evenly over the period of the respective players' contracts. These costs include transfer fees, transfer levies and agents' fees. Payments contingent on the occurrence of uncertain future events are recognised when the event takes place. Players' registrations are written down for impairment when the individual player's carrying value exceeds the amount recoverable through use or sale. Players are derecognised as intangible assets when they are sold, or if their contracts run out. Any profit or loss on disposal is recognised through the statement of comprehensive income.



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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

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#### 2. Accounting policies (continued)

##### 2.8 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 and loans to related parties.

##### 2.9 Creditors

Short term creditors are measured at the transaction price.

##### 2.10 Grants received

Grants received in respect of safety work and ground improvements are treated as deferred income and released through profit or loss over the estimated useful life of the assets to which they relate.

##### 2.11 Foreign currency translation

###### Functional and presentation currency

The company's functional and presentational currency is GB pounds.

###### Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

##### 2.12 Finance costs

###### Bank overdrafts

Finance costs incurred on bank overdrafts are recognised through profit or loss in the period in which they are charged.

###### Other debt

Finance costs are charged through profit or loss over the term of the debt using the effective interest rate method so that the amount charged is at a constant rate on the carrying amount.

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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

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## 2. Accounting policies (continued)

### 2.13 Pensions

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations. The contributions are recognised as an expense when they fall due. Amounts not paid are included with accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

The club participates in the Football League Pension and Life Assurance Scheme ('the Scheme') which is a defined benefit scheme. As the Club is unable to identify its share of the assets and liabilities of the Scheme, it therefore accounts for its contributions as if they were paid to a defined contribution scheme.

### 2.14 Current and deferred taxation

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

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

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

Deferred tax is provided on timing differences arising from the revaluation of fixed assets in the financial statements.

A net deferred tax asset is not recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

### 2.15 Long term season ticket schemes

The net amount received by the company through long term season ticket schemes is treated as deferred income within creditors and is released through profit or loss over the period in which the supporters utilise their season ticket.

### 2.16 Signing on fees and loyalty payments

Signing on fees are recognised through profit or loss evenly over the period covered by the players' contract. Loyalty payments are accrued through profit or loss for the period to which they relate.

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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

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#### 2. Accounting policies (continued)

##### 2.17 Leasing and hire purchase

Leases of assets that transfer substantially all risks and rewards incidental to ownership are classified as finance leases.

Assets acquired under finance leases and hire purchase contracts are capitalised in the balance sheet and are depreciated over their estimated useful economic lives. The outstanding liabilities under the agreements less interest not yet due are amortised evenly over the term of the debt. The interest element of these obligations is charged through profit or loss over the terms of the relevant agreements.

Leases that do not transfer all of the risks and rewards of ownership are classified as operating leases. Rentals payable under operating leases are charged through profit or loss on a straight line basis.

##### 2.18 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the company but are presented separately due to their size or incidence.

#### 3. Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

##### Ex-director loans

Under FRS 102, these loans have to be recognised at their present value which differs from the original transaction value. In calculating the present value, given the highly subjective nature of any assumption used, it is assumed that promotion to the Premier League is gained at the earliest possibility (i.e. 1 year from 30 June 2019). Should this not be achieved the present value of the loans will differ materially from the value currently presented.

##### Depreciation of tangible fixed assets

Tangible fixed assets are depreciated over their useful life taking into account residual value where appropriate. The actual useful lives of the assets and residual values may vary depending upon a number of factors, including technological innovation and maintenance programmes.

##### Players' registrations

The cost of obtaining players' registrations are amortised evenly over the period of the representative players' contracts. The market value of a player could differ significantly from its net book value in the financial statements.

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019**

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**4. Turnover**

Turnover, all of which arose in the United Kingdom, is stated net of value added tax and comprises:

	2019 £000	2018 £000
Television and broadcast	1,515	1,420
Ticket income and match day activities	4,151	3,402
Commercial	1,308	1,345
Other	899	1,140
	<u>7,873</u>	<u>7,307</u>

**5. Operating loss**

The loss is stated after charging:

	2019 £000	2018 £000
Amortisation - intangible fixed assets	1,797	1,730
Depreciation of tangible fixed assets: owned by the company	2,201	1,794
Hire of plant and machinery	23	37
Other operating lease rentals	170	138
Auditors' remuneration	23	23
Auditors' remuneration - other services	5	8
	<u>5</u>	<u>8</u>

In the current year, Charlton Athletic Football Company bore the auditors' remuneration cost for Baton 2010 Limited and Charlton Athletic Holdings Limited.

**6. Exceptional administrative expenses**

	2019 £000	2018 £000
Staff restructuring	67	374
	<u>67</u>	<u>374</u>

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019**

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**7. Staff costs**

	2019 £000	2018 £000
Wages and salaries	9,477	9,100
Social security costs	909	1,039
Other pension costs	46	60
	<u>10,432</u>	<u>10,199</u>

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

	2019 No.	2018 No.
Full time playing, training and football management	96	102
Administration, commercial and stadium maintenance	40	46
	<u>136</u>	<u>148</u>

In addition, the company employs on average 93 (2018: 98) temporary staff on match days.

During the year, no director received any emoluments (2018 - £nil) in respect of their services as a director.

**8. Interest payable**

	2019 £000	2018 £000
Bank overdraft interest payable	-	16
On loans from ultimate parent company	859	752
On unwinding of discounting on ex-directors loans	181	-
On finance leases and hire purchase contracts	-	2
	<u>1,040</u>	<u>770</u>

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CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019

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9. Taxation

	2019 £000	2018 £000
	<u>          </u>	<u>          </u>
<b>Total current tax</b>	<u>          </u>	<u>          </u>

**Factors affecting tax charge for the year**

The tax assessed for the year is higher than (2018 - higher than) the standard rate of corporation tax in the UK of 19% (2018 - 19%). The differences are explained below:

	2019 £000	2018 £000
Loss on ordinary activities before tax	<u>(10,073)</u>	<u>(10,095)</u>
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018 - 19%)	(1,914)	(1,918)
<b>Effects of:</b>		
Expenses not deductible for tax purposes	6	1
Depreciation for year in excess of capital allowances	179	102
Non-taxable income	(20)	(20)
Unrelieved tax losses carried forward	<u>1,749</u>	<u>1,835</u>
<b>Total tax charge for the year</b>	<u>          </u>	<u>          </u>

**Factors that may affect future tax charges**

The company has tax losses of approximately £103 million (2018: £94 million) available to carry forward against future trading profits.

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CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019

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10. Intangible assets

	Players' registrations £000
<b>Cost</b>	
At 1 July 2018	7,112
Additions	543
Disposals	(516)
At 30 June 2019	<u>7,139</u>
<b>Amortisation</b>	
At 1 July 2018	4,919
Charge for the year	1,797
On disposals	(406)
At 30 June 2019	<u>6,310</u>
<b>Net book value</b>	
At 30 June 2019	<u><u>829</u></u>
At 30 June 2018	<u><u>2,193</u></u>

The figures for cost of player registrations are historical cost figures for purchased players only. Accordingly the net book value of player registrations will not reflect, nor is it intended to, the current market value of these players nor does it take into account the value of any players developed through the club's youth system.

The directors consider the net realisable value of intangible assets to be considerably greater than their net book value.

Additions include the acquisitions of Macauley Bonne, Jonny Williams, Lyle Taylor and others.

Disposals (including contract terminations) related to Josh Magennis, Billy Clarke, Ahmed Kashi, Louis Yamfam and others.

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019**

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**11. Tangible fixed assets (continued)**

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2019 £000	2018 £000
Cost	21,468	21,171
<b>Net book value</b>	<b>21,468</b>	<b>21,171</b>

Leasehold properties were revalued to fair value at 30 June 2019 based on a valuation undertaken by the directors. It is the opinion of the directors that the valuation of leasehold properties has not changed materially from the valuation carried out at 30 June 2016 by Cushman and Wakefield Chartered Surveyors.

**12. Debtors**

	2019 £000	2018 £000
<b>Due after more than one year</b>		
Trade debtors	500	-
	500	-
<b>Due within one year</b>		
Trade debtors	1,295	840
Other debtors	60	959
Prepayments and accrued income	646	762
	2,501	2,561

**13. Creditors: Amounts falling due within one year**

	2019 £000	2018 £000
Trade creditors	1,729	1,466
Amounts owed to group undertakings	2,019	1,654
Other taxation and social security	842	1,235
Other creditors	37	24
Accruals and deferred income	2,931	1,247
	7,558	5,626



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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019**

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**14. Creditors: Amounts falling due after more than one year**

	2019 £000	2018 £000
Amounts owed to parent company	66,887	61,929
Other loans	6,225	6,044
Grants received	3,166	3,272
Accruals and deferred income	66	74
	<u>76,344</u>	<u>71,319</u>

In the current year, an amount of £66,886,828 (2018: £61,929,335) was owed to Baton 2010 Limited, the parent company. This amount consists of £21.6m acquired at the date of acquisition of Baton 2010 Limited by Staprix NV (4 January 2014), with the balance consisting of cash funds injected into the Company since 4 January 2014 along with capitalised interest at 3% on those funds. The interest rate was reduced to 2% effective from 1 July 2016. There is no fixed repayment date for the amounts owed to Baton 2010 Limited.

Other loans are historic loans from R A Murray and other former directors of the company totalling £7,000,000 (2018: £7,000,000) which are interest free and repayments only commence on promotion of the football club to the Premier League. In accordance with FRS 102 these loans have been discounted to present value using a discount factor of 3%, giving a net present value of £6,224,845 (2018: £6,043,538). The unwinding of discounting of £181,306 (2018: £nil) is included within interest payable (see note 8).

**15. Deferred taxation**

	2019 £000	2018 £000
At beginning of year	(4,515)	(4,515)
<b>At end of year</b>	<u>(4,515)</u>	<u>(4,515)</u>

The provision for deferred taxation is made up as follows:

	2019 £000	2018 £000
Revaluation of tangible fixed assets	(4,515)	(4,515)
	<u>(4,515)</u>	<u>(4,515)</u>

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## CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

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#### 16. Revaluation reserve

The revaluation reserve arose on the revaluation of the Valley Stadium and Sparrows Lane Training Ground and is stated net of deferred tax of £4,515,000 (2018: £4,515,000).

#### 17. Share capital

	2019 £000	2018 £000
<b>Allotted and fully paid</b>		
4,982,564 (2018 - 4,982,564) Ordinary shares of £1.00 each	4,983	4,983

#### 18. Contingent liabilities and assets

Additional transfer and agent fees of £872,579 (2018: £1,930,654) will become payable depending on players making specific numbers of appearances, gaining international honours and on-field playing success.

Additional fees are receivable of £5,015,000 (2018: £7,658,750) where players sold make specific numbers of appearances, gain international honours or achieve on-field success.

The company has guaranteed the bank overdrafts of its parent company and fellow subsidiary. At the year end the liability was £nil (2018: £nil).

#### 19. Pension commitments

The club participates in the Football League Pension and Life Assurance Scheme ('the Scheme'). The Scheme is a funded multi-employer defined benefit scheme, with 92 participating employers, and where members may have periods of service attributable to several participating employers. The Club is unable to identify its share of the assets and liabilities of the Scheme and therefore accounts for its contributions as if they were paid to a defined contribution scheme.

The accrual of benefits ceased within the Scheme on 31 August 1999, therefore there are no contributions relating to current accrual. The Club pays monthly contributions based on a notional split of the total expenses and deficit contributions of the Scheme. At 30 June 2019 the Club's notional share of the deficit was £56,165 (£83,105 as at 30 June 2018).

The Club currently pays total contributions of £27,156, per annum which increases at 5.0% per annum (first increase at 1 September 2016) and based on the actuarial valuation assumptions used in the scheme, will be sufficient to pay off the deficit by 31 August 2022.

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019**

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**20. Commitments under operating leases**

At 30 June 2019 the company had future minimum lease payments under non-cancellable operating leases as follows:

	2019 £000	2018 £000
Land and building leases		
Not later than 1 year	221	274
Later than 1 year and not later than 5 years	399	105
Later than 5 years	360	240
	<u>980</u>	<u>619</u>
Other leases		
Not later than 1 year	85	124
Later than 1 year and not later than 5 years	57	130
	<u>142</u>	<u>254</u>

**21. Related party transactions**

The company is a wholly owned subsidiary within a group for which consolidated financial statements are publicly available and accordingly has taken advantage of the exemptions provided by "Financial Reporting Standard 102" not to disclose transactions with the other group entities including its parent and fellow subsidiary undertakings.

**22. Post balance sheet events**

Since the year end the disposal of players' registrations has generated income of £4,176,554 (2018: £1,079,970).

In addition, transfer costs, termination payments and agency fees totalling £221,049 (2018: £135,050) were paid.

On 27 December 2019, the company issued 21,494,704 ordinary shares at par to capitalise the same amount of debt owed to Baton 2010 Limited, the immediate parent company at the time.

On 23 January 2020, the issued shares in the company were sold to East Street Investments Limited.

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**CHARLTON ATHLETIC FOOTBALL COMPANY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2019**

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**23. Ultimate parent undertaking and controlling party**

Until 23 January 2020, the company's ultimate holding company was Staprix NV, a company registered in Belgium, which is 95% owned by Roland Duchâtelet. The company's immediate parent company was Baton 2010 Limited, a company registered in England which is the only company in the group required to prepare group financial statements. Copies of these are available from Companies House.

From 23 January 2020, East Street Investments Limited, a company registered in England & Wales is the immediate parent company. Panorama Magic General Contracting LLC, a company registered in UAE and owned by T Al Nasirat, is the ultimate controlling party.