

ITEMTRUMP LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017



ITEMTRUMP LIMITED

COMPANY INFORMATION

Directors	Mr Dermot Joseph Boylan (resigned 2 August 2017) Mr David Jonathan Green (resigned 2 August 2017) Mr Gillean Lorne Frederick McNeil Campbell of Airds Bay (appointed 2 November 2017 and resigned 31 January 2018) First Island Directors Limited (appointed 2 August 2017) Mr Martin Angus Taylor (appointed 31 January 2018)
Company secretary	First Island Secretaries Limited.
Registered number	02119703
Registered office	Princes Court 78-94 Brompton Road London SW3 1ER
Independent auditors	Alex Picot Independent Auditor 95-97 Halkett Place St. Helier Jersey JE1 1BX

CONTENTS

	Page
Directors' report	1
Directors' responsibilities statement	2
Independent auditors' report	3 - 5
Statement of comprehensive income	6
Statement of financial position	7
Statement of changes in equity	8
Notes to the financial statements	9 - 14

The following pages do not form part of the statutory financial statements:

Detailed profit and loss account and summaries	15 - 16
---	----------------

ITEMTRUMP LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2017**

The directors present their report and the financial statements for the year ended 31 December 2017.

Principal activity

The principal activity of the company continues to be that of property investment.

Directors

The directors who served during the year and subsequently were:

Mr Dermot Joseph Boylan (resigned 2 August 2017)

Mr David Jonathan Green (resigned 2 August 2017)

First Island Directors Limited (appointed 2 August 2017)

Mr Gilleen Lorne Frederick McNeil Campbell of Airds Bay (appointed 2 November 2017 and resigned 31 January 2018)

Mr Martin Angus Taylor (appointed 31 January 2018)

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.

Auditors

The auditors, Alex Picot, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on *20 September 2018* and signed on its behalf.


For and on behalf of First Island Secretaries Limited
Secretary

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2017**

The directors are responsible for preparing the Directors' report and the financial statements in accordance with English 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of financial statements; and
- 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
ITEMTRUMP LIMITED**

Opinion

We have audited the financial statements of Itemtrump (the "company") for the year ended 31 December 2017 which comprise of the statement of comprehensive income, statement of financial position, statement of changes in equity and notes to the financial statements, 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 31 December 2017 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 Auditor's 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 UK, including the FRC'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.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
ITEMTRUMP LIMITED (CONTINUED)**

Opinions 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 directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has 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 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page two, 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.

Auditor's 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 auditor's 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.

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



Alex Picot
chartered accountants

95-97 Halkett Place
St. Helier, Jersey
Channel Islands JE1 1BX

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
ITEMTRUMP LIMITED (CONTINUED)**

Auditor's responsibilities for the audit of the financial statements (continued)

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. This description forms part of our auditor's 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 auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Donald Connolly
(Senior Statutory Auditor)
for and on behalf of

Alex Picot Chartered Accountants,
Statutory Auditor

21 September 2018

ITEMTRUMP LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2017**

	Note	2017 £	2016 £
Turnover		205,363	453,286
Gross profit		205,363	453,286
Administrative expenses		(20,592)	(42,309)
Operating profit		184,771	410,977
Interest receivable and similar income		(2)	104
Value adjustments on fixed asset and current asset investments		(725,000)	-
(Loss)/profit before tax		(540,231)	411,081
Tax on (loss)/profit	4	(35,434)	(82,216)
(Loss)/profit for the financial year		(575,665)	328,865
 Total comprehensive (loss)/income for the year		(575,665)	328,865

The notes on pages 9 to 14 form part of these financial statements.

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2017

	Note	2017 £	2016 £
Fixed assets			
Investment property	5	925,000	1,650,000
Current assets			
Debtors: amounts falling due within one year	6	872,123	812,434
Cash at bank and in hand		30,963	45,002
		<u>903,086</u>	<u>857,436</u>
Creditors: amounts falling due within one year	7	(112,643)	(171,565)
Net current assets		<u>790,443</u>	<u>685,871</u>
Total assets less current liabilities		<u>1,715,443</u>	<u>2,335,871</u>
Creditors: amounts falling due after more than one year	8	-	(44,763)
Net assets		<u>1,715,443</u>	<u>2,291,108</u>
Capital and reserves			
Called up share capital	9	2	2
Profit and loss account		1,715,441	2,291,106
		<u>1,715,443</u>	<u>2,291,108</u>

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 were approved and authorised for issue by the board and were signed on its behalf on 20 September 2018

For and on behalf of First Island Directors Limited
Director

ITEMTRUMP LIMITED**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2017**

	Called up share capital £	Profit and loss account £	Total equity £
At 1 January 2016	2	1,962,241	1,962,243
Comprehensive income for the year			
Profit for the year	-	328,865	328,865
At 1 January 2017	2	2,291,106	2,291,108
Comprehensive income for the year			
Loss for the year	-	(575,665)	(575,665)
At 31 December 2017	2	1,715,441	1,715,443

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

1. General information

Itemtrump Limited is a private company, limited by shares, registered in London. The company's registered number and registered office address can be found on the company information page.

The Company's functional and presentational currency is GBP.

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.

FRS 102 allows a qualifying entity certain disclosure exemptions. As a qualifying entity, the Company has taken advantage of the following exemption, under FRS 102:

- the requirement to prepare a Statement of Cash Flows.

The following principal accounting policies have been applied:

2.2 Revaluation of investment property

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Statement of financial position date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of comprehensive income. Deferred tax is provided for when there are favourable movements to the fair value of the investment properties.

2.3 Going concern

FRS 102 requires that the Directors assess the going concern status of the Company on a regular basis. At 31 December 2017 the Company had net assets of £1,714,089, accordingly the Directors are satisfied that the Company has adequate funds in order to be able to meet its obligations and continue to adopt the going concern basis in the preparation of these financial statements.

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 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.

Debt instruments (other than those wholly repayable or receivable within one year), including loans

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

2. Accounting policies (continued)**2.5 Financial instruments (continued)**

and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

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 amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

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 reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

2.6 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

2. Accounting policies (continued)

2.7 Taxation

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 reporting 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 Statement of financial position 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;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries, associates, branches and joint ventures and the Company can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

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 reporting date.

Deferred tax is provided on any favourable fair value adjustments on investment property since 6 April 2015.

3. Employees

The average monthly number of employees, during the year was 1 (2016 - 2).

4. Taxation

	2017 £	2016 £
Corporation tax		
Tax charge for the year	35,600	82,216
Adjustments in respect of previous periods	(166)	-
Total current tax	<u>35,434</u>	<u>82,216</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

4. Taxation (continued)

The tax assessed for the year is the same as the standard rate of corporation tax in the UK of 20% of chargeable profits up to 31 March 2017 and 19% of chargeable profits from 1 April 2017 (2016 - 20%). The differences are explained below:

	2017 £	2016 £
Profit on ordinary activities before tax	<u>184,771</u>	<u>411,082</u>
Tax charge on profits chargeable to corporation tax	35,600	82,216
Effects of:		
Adjustments to tax charge in respect of prior periods	(166)	-
Total tax charge for the year	<u><u>35,434</u></u>	<u><u>82,216</u></u>

No deferred tax has been calculated on the revaluation of the leasehold property as there has been no favourable movements in the fair value of the property.

5. Investment property

	Leasehold property £
Valuation	
At 1 January 2017	1,650,000
Revaluations	(725,000)
At 31 December 2017	<u>925,000</u>
Net book value	
At 31 December 2017	<u><u>925,000</u></u>
At 31 December 2016	<u><u>1,650,000</u></u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

5. Investment property (continued)

The above comprises the residential long leasehold of approximately 76,000 square feet of the property known as Princes court, located at 78-94 Brompton Road, London SW3. Princes court also includes a retail freehold of 33,806 square feet owned by a fellow group company.

The investment property was last professionally valued at an open market value of £925,000 by Cushman and Wakefield in October 2017. The directors consider this to be equivalent to the market value as at the balance sheet date.

The lease is for a period of 150 years from 31 August 1976 at a peppercorn rent (109 years unexpired). The property was originally purchased for £276,934 in 1987.

6. Debtors

	2017 £	2016 £
Trade debtors	19,704	16,899
Loans receivable - Novel Property Investments Limited	852,419	795,535
	<u>872,123</u>	<u>812,434</u>

The loan receivable is unsecured, interest free and with the repayment date unspecified.

7. Creditors: Amounts falling due within one year

	2017 £	2016 £
Corporation tax	35,600	94,474
Accruals and deferred income	32,280	32,328
Amounts payable: service charge dispute	44,763	44,763
	<u>112,643</u>	<u>171,565</u>

An amount of £44,763 is payable on 1 January 2018 in respect of the service charge dispute, is in accordance with consent order dated 26 July 2016 issued in the County Court at Central London Chancery Business (Claim no: C10 CL282).

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

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

	2017 £	2016 £
Amounts payable: service charge dispute	-	44,763
	<u> </u>	<u> </u>

9. Share capital

	2017 £	2016 £
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	2	2
	<u> </u>	<u> </u>

10. Related party transactions

The corporate director, First Island Directors Limited, and Mr Martin Angus Taylor are also directors of Novel Property Investments Limited and Bid Property Investments Limited.

At 31 December 2017 the company was owed £852,419 (2016: £795,535) from Novel Property Investments Limited and there were no transactions between the company and Bid Property Investments Limited.

Mr Martin Angus Taylor is also director of MSTC (Jersey) Limited which provides administration services to the company under an administration agreement. During the year administration fees of £10,000 (2016: £6,856) were paid.

11. Beneficial owner

The ultimate parent undertaking and the smallest and largest group to consolidate these financial statements is Bid Property Investments Limited of First Island House, Peter Street, St Helier, Jersey.

ITEMTRUMP LIMITED

DETAILED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2017

	Note	2017 £	2016 £
Turnover		205,363	453,286
Gross profit		205,363	453,286
Less: overheads			
Administration expenses		(20,592)	(42,309)
Operating profit		184,771	410,977
Interest receivable		(2)	104
Value adjustments on fixed asset and current asset investments		(725,000)	-
(Loss)/Profit for the year		(540,231)	411,081

ITEMTRUMP LIMITED

**SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

	2017	2016
	£	£
Turnover		
Rental income	205,363	453,286
	2017	2016
	£	£
Administration expenses		
Legal and professional	10,160	35,187
Accountancy and administration fees	10,000	6,500
Bank charges	139	226
Sundry expenses	53	156
Annual registration fees	40	40
ISE fees	200	200
	20,592	42,309
	2017	2016
	£	£
Interest receivable		
Bank interest receivable	(2)	104
	2017	2016
	£	£
Value adjustments on fixed asset and current asset investments		
Fair value movement on leasehold property	(725,000)	-