

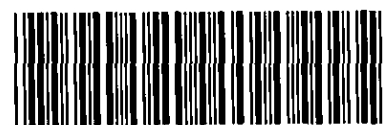
**Company Registration No. 2344929**

**Amsprop London Limited**

**Report and Unaudited Financial Statements**

**Year ended 30 June 2016**

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# **Amsprop London Limited**

## **Report and unaudited financial statements 2016**

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# **Amsprop London Limited**

## **Report and unaudited financial statements 2016**

### **Officers and professional advisers**

#### **Directors**

Lord Alan M Sugar  
Louise J Baron  
Andrew N Cohen  
Daniel P Sugar  
Simon Sugar  
James Hughes  
Claude M Littner  
Roger G Adams  
Michael E Ray

#### **Secretary**

Michael E Ray

#### **Registered office**

Amshold House  
Goldings Hill  
Loughton  
Essex  
IG10 2RW

#### **Bankers**

Lloyds Bank plc  
City Office  
11-15 Monument Street  
London  
EC3V 9JA

#### **Solicitors**

Maples Teesdale LLP  
30 King Street  
London  
EC2V 8EE

# **Amsprop London Limited**

## **Directors' report**

The directors present their annual report and the unaudited financial statements for the year to 30 June 2016.

This directors' report has been prepared in accordance with the special provisions relating to small companies under S415A the Companies Act 2006.

### **Principal activities**

The Company is principally engaged in the business of property investment. These properties are held for their long term investment potential and accordingly are treated as investment properties.

### **Business review**

The result for the 12 months to 30 June 2016 after taxation was a profit of £18,310,549 (2015: £4,048,894). The profit and loss account for the period is set out on page 5.

### **Going concern**

The directors have reviewed the current and projected financial position of the Company, making reasonable assumptions about future trading.

On the basis of this review, and after making due enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report and financial statements.

### **Financial risks**

The directors considered the risks attached to the Company's financial instruments which principally comprise operating debtors and operating creditors and loans to and from other group companies. The directors have taken a prudent approach in their consideration of the various risks attached to the financial instruments of the Company. The Company's exposure to price risk, credit risk, liquidity risk and cash flow risk is not material for the assessment of assets, liabilities and the financial statements.

The director's policy on hedging is to hedge all financial risks where it is feasible and cost effective to do so. The Company had no hedged transactions during the year.

### **Dividends**

In the 12 months to 30 June 2016 the Company did not declare any dividend (30 June 2015: £6,900,000).

### **Directors**

The directors who held office throughout the period are listed on page 1.

## **Amsprop London Limited**

### **Directors' report (continued)**

#### **Directors indemnities**

The directors and officers of the Company use the indemnity insurance policy taken out by Amshold Group Limited, the ultimate parent company

Approved by the Board and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'M. E. Ray' with a stylized flourish at the end.

M. E Ray

Director

17 March 2017

# **Amsprop London Limited**

## **Directors' responsibilities statement**

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) 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 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; 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.

# Amsprop London Limited

## Profit and loss account Year ended 30 June 2016

	Notes	2016 £	2015 £
Turnover	2	2,412,798	2,956,362
Operating costs		<u>(440,756)</u>	<u>(326,889)</u>
Operating profit		1,972,042	2,629,473
Profit on disposal of investment property		542,698	-
Fair value movement on investment property		20,207,033	2,219,320
Finance income	4	108,735	132,961
Finance costs	5	<u>(1)</u>	<u>(8)</u>
Profit on ordinary activities before taxation		22,830,507	4,981,746
Tax charge on profit on ordinary activities	6	<u>(4,519,958)</u>	<u>(932,852)</u>
Profit on ordinary activities after taxation		<u>18,310,549</u>	<u>4,048,894</u>

All amounts derive from continuing operations

As there are no other sources of comprehensive income other than the profit for the financial year, the Company has not included a consolidated statement of comprehensive income.

# Amsprop London Limited

## Balance sheet 30 June 2016

	Notes	2016 £	2015 £
<b>Fixed assets</b>			
Investment properties	8	73,186,500	54,017,000
Other Investments	9	24,400	24,400
		<u>73,210,900</u>	<u>54,041,400</u>
<b>Current assets</b>			
Debtors	10	30,873,996	27,919,968
Cash at bank and in hand	11	132,849	135,619
		<u>31,006,845</u>	<u>28,055,587</u>
<b>Creditors: amounts falling due within one year</b>	12	<u>(4,699,538)</u>	<u>(4,629,458)</u>
<b>Net current assets</b>		<u>26,307,307</u>	<u>23,426,129</u>
<b>Net assets</b>		<u>99,518,207</u>	<u>77,467,529</u>
<b>Provision for liabilities</b>	13	<u>(7,916,759)</u>	<u>(4,176,630)</u>
<b>Total Net assets</b>		<u>91,601,448</u>	<u>73,290,899</u>
<b>Capital and reserves</b>			
Called up share capital	14	41,514,400	41,514,400
Profit and loss account		<u>50,087,048</u>	<u>31,776,499</u>
<b>Shareholders' funds</b>		<u>91,601,448</u>	<u>73,290,899</u>

For the year ending 30 June 2016 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies. Directors' responsibilities:

- the members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476;
- the directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

The financial statements of Amsprop London Limited, registered number 2344929, were approved by the board of directors and authorised for issue on 17 March 2016. They were signed on its behalf by:



M. E. Ray

Director



## Amsprop London Limited

### Statement of changes in equity At 30 June 2016

	<b>Called up share capital</b>	<b>Profit and loss account</b>	<b>Shareholder's funds</b>
	<b>£</b>	<b>£</b>	<b>£</b>
As at 30 June 2014	41,514,400	34,627,605	76,142,005
Dividends paid	-	(6,900,000)	(6,900,000)
Profit for the financial year	-	4,048,894	4,048,894
	<hr/>	<hr/>	<hr/>
As at 30 June 2015	41,514,400	31,776,499	73,290,899
Profit for the financial year	-	18,310,549	18,310,549
	<hr/>	<hr/>	<hr/>
As at 30 June 2016	<u>41,514,400</u>	<u>50,087,048</u>	<u>91,601,448</u>

# Amsprop London Limited

## Additional unaudited information

### 1. Accounting policies

The particular accounting policies adopted by the directors are described below, and have been applied consistently in the current and preceding years.

#### General information and basis of accounting

Amsprop London Limited is a company incorporated in the United Kingdom with its registered office at Amshold House, Goldings Hill, Loughton, Essex, IG10 2RW.

The financial statements are prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The functional currency of the Company is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates

#### Going concern

The Company's business activities, together with the factors likely to affect its future development, performance and financial position are set out in the director's report. This describes the financial position of the Company, its cash flows, liquidity position and borrowing facilities; and its exposure to credit risk and liquidity risk

The Company's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Company should be able to operate within the level of its current facility

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements

#### Investment properties

Investment properties for which fair value can be measured reliably without undue cost of effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account.

#### Sale of properties

Disposals of properties are recognised where contracts have been unconditionally exchanged during the accounting year.

#### Taxation

Current tax, including UK corporation and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, 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 is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to investment property is measured using the tax rates and allowances that apply to the sale of the asset.

# Amsprop London Limited

## Additional unaudited information

### 1. Accounting policies (continued)

#### Taxation (continued)

The tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

#### Cash flows

As the Company is a wholly-owned subsidiary, the cash flows of the Company are included in the consolidated accounts of Amshold Group Limited which are publicly available (note 15). Consequently the Company is exempt under the provisions of Financial Reporting Standard 1 (Revised) – “Cash Flow Statements”, from publishing a separate cash flow statement.

### 2. Turnover

Turnover represents amounts derived from the provision of services and rental income on investment properties which fall within the Company's ordinary activities after deduction of trade discounts and value added tax. The turnover and pre-tax loss all arises in the United Kingdom. Rent increases arising from rent reviews are taken into account when such reviews have been agreed with tenants. On new leases with rent free periods rental income is allocated evenly over the period from the date of lease commencement to the date of the first rent review. Where payments are received from customers in advance of services provided, the amounts are recorded as deferred income and included as part of creditors due within one year. Turnover can be analysed as follows.

	2016 £	2015 £
Rental income	2,412,798	2,144,868
Miscellaneous income	-	811,494
	<u>2,412,798</u>	<u>2,956,362</u>

### 3. Staff costs

The Company had no employees in either the current or prior year. The directors received no emoluments during the current or prior year.

### 4. Finance income

	2016 £	2015 £
Interest payable from other group companies	108,545	132,893
Bank and other interest	190	68
	<u>108,735</u>	<u>132,961</u>

# Amsprop London Limited

## Additional unaudited information

### 5. Finance costs

	2016 £	2015 £
Bank and other interest	<u>1</u>	<u>8</u>

### 6. Tax charge on profit on ordinary activities

#### (i) Analysis of tax charge on profit on ordinary activities

	2016 £	2015 £
UK corporation tax charge at 20% (2015: 20.75%)	<u>(325,162)</u>	<u>(470,951)</u>
Total current tax charge	(325,162)	(470,951)
Origination and reversal of timing differences	(22,320)	(24,800)
Adjustment in respect of prior periods	(871,634)	-
Utilisation of tax losses	(110,718)	-
Effects of decrease in tax rates on opening liability	372,196	(23,973)
Profit on fair value movement of investment property	<u>(3,562,320)</u>	<u>(413,128)</u>
Total deferred tax charge	<u>(4,194,796)</u>	<u>(461,901)</u>
Tax charge on profit on ordinary activities	<u>(4,519,958)</u>	<u>(932,852)</u>

#### (ii) Factors affecting tax charge for the current year

The standard rate of tax for the year, based on the UK standard of corporation tax is 20% (2015: 20.75%). The actual tax charge for the current and previous year is the same as the standard rate for the reasons set out in the following reconciliation:

	2016 £	2015 £
Profit on ordinary activities before tax	<u>22,830,507</u>	<u>4,981,746</u>
Tax charge at 20% (2015: 20.75%)	(4,566,101)	(1,033,747)
Factors affecting charge:		
Permanent differences	61,698	60,770
Effects of changes in tax rates	787,890	(27,691)
Effects of indexation	68,189	67,816
Adjustment in respect of prior periods	<u>(871,634)</u>	<u>-</u>
Tax current tax charge for year	<u>(4,519,958)</u>	<u>(932,852)</u>

# Amsprop London Limited

## Additional unaudited information

### 7. Dividends

In the 12 months to 30 June 2016 the Company did not declare any dividend (30 June 2015: £6,900,000).

### 8. Investment properties

	Total £
At 1 July 2015	54,017,000
Disposals	(1,037,533)
Surplus arising on valuation	<u>20,207,033</u>
At 30 June 2016	<u><u>73,186,500</u></u>

The majority of the investment properties were valued by the directors at 30 June 2016 on a valuation prepared internally by a Company director, a qualified chartered surveyor, on an open market basis. One property was valued externally at 30 June 2016. The external valuation basis is market value, conforms to RICS Valuation Professional Standards and was arrived at by reference to market evidence of the transaction prices for similar properties. The external valuer is a qualified independent valuer who holds a recognised and relevant professional qualification and has recent experience in the relevant location and type of property being valued.

It is the Company's intention to retain the properties for the foreseeable future.

### 9. Other investments

	2016 £	2015 £
Investment in subsidiaries		
Cost and net book value	<u>24,400</u>	<u>24,400</u>

The subsidiary investments at 30 June 2016 comprise a 100% shareholding in Amshold International Limited.

### 10. Debtors

	2016 £	2015 £
Amounts falling due within one year:		
Amounts owed from other group companies	30,828,111	27,464,070
Trade debtors	43,768	879
Deferred taxation	-	454,667
Prepayments and accrued income	<u>2,117</u>	<u>352</u>
	<u><u>30,873,996</u></u>	<u><u>27,919,968</u></u>

Interest is payable on the amounts owed by other group companies at variable rates based on Bank of England base rates.

# Amsprop London Limited

## Additional unaudited information

### 11. Cash at bank and in hand

	2016 £	2015 £
Company cash at bank and in hand	1,708	7,555
Tenant deposits	131,141	128,064
	<u>132,849</u>	<u>135,619</u>

### 12. Creditors: amounts falling due within one year

	2016 £	2015 £
Trade creditors	148	1,619
Other creditors	131,141	128,064
Other taxation	433,258	99,748
Corporation tax	162,581	235,476
Accruals and deferred income	3,972,410	4,164,551
	<u>4,699,538</u>	<u>4,629,458</u>

### 13. Provisions for liabilities

	2016 £	2015 £
<b>Deferred taxation movement for the year</b>		
At 1 July	4,176,630	3,763,502
Charge/(Credit) to profit and loss account	3,740,129	413,128
At 30 June	<u>7,916,759</u>	<u>4,176,630</u>
<b>Analysis of deferred tax provision:</b>		
	2016 £	2015 £
Retained surplus on revaluation of property	9,297,033	6,371,904
Capital allowances in excess of depreciation	871,634	-
Deferred income	(386,880)	-
Capital losses	(1,865,029)	(2,195,274)
At 30 June	<u>7,916,759</u>	<u>4,176,630</u>

## Amsprop London Limited

### Additional unaudited information

#### 14. Share capital

	2016 £	2015 £
<b>Authorised:</b>		
100,000 ordinary shares of £1 each	<u>50,000,000</u>	<u>50,000,000</u>
<b>Called up, allotted and fully paid:</b>		
100 ordinary shares of £1 each	<u>41,514,400</u>	<u>41,514,400</u>

#### 15. Ultimate parent company and controlling party

At 30 June 2016, the Company was indirectly wholly-owned by Lord Sugar.

The immediate parent company is Amshold Group Limited, a company incorporated in the United Kingdom and registered in England and Wales.

The ultimate parent company is Amshold Group Limited, a company incorporated in the United Kingdom and is the parent undertaking of the smallest and largest group which includes the Company and for which group financial statements are prepared. Copies of the group financial statements of Amshold Group Limited are available from Companies House, Crown Way, Maindy, Cardiff CF14 3UZ.

#### 16. Related party transactions

In respect of other related party transactions, the Company has taken advantage of the exemption from related party disclosure in accordance with Paragraph 3(c) of Financial Reporting Standard No. 8