

Daejan (Brighton) Limited
Financial Statements
31 March 2016



Daejan (Brighton) Limited

Financial Statements

Year ended 31 March 2016

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Daejan (Brighton) Limited

Directors' Report

Year ended 31 March 2016

The directors present their report and the financial statements of the Company for the year ended 31 March 2016.

Principal activities and business review

The principal activity of the Company is property investment in commercial, industrial and residential properties in the UK. From time to time the Company undertakes new developments and also the redevelopment of existing properties. The Company's business model is generally to hold its properties for the long term in order to generate rental income and capital appreciation. However, each of the Company's investment properties is considered to be potentially for sale in the right circumstances. There has been no significant change in the nature of the Company's business activities during the year under review, nor is any envisaged in the immediate future.

Directors

The directors who served the Company during the year were as follows:

D Davis
B S E Freshwater

The Articles of Association of the Company do not require the directors to retire by rotation.

The directors do not have service contracts.

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

Results and dividends

The results for the year are set out in the attached profit and loss account and explanatory notes. The financial position of the company at the end of the year is set out in the attached balance sheet and explanatory notes.

The Company did not pay a dividend in the year (2015: £nil). The directors do not propose a final dividend for the year (2015: £nil).

Directors' responsibilities statement

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 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;
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.
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Daejan (Brighton) Limited

Directors' Report *(continued)*

Year ended 31 March 2016

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

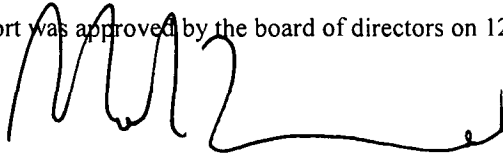
Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the Company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

This report was approved by the board of directors on 12 December 2016 and signed on behalf of the board by:



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

Registered office:
158-162 Shaftesbury Avenue
London
WC2H 8HR

Daejan (Brighton) Limited

Independent Auditor's Report to the Shareholder of Daejan (Brighton) Limited

Year ended 31 March 2016

We have audited the financial statements of Daejan (Brighton) Limited for the year ended 31 March 2016, on pages 5 to 19. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the Company's shareholder, 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 shareholder 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 shareholder as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2016 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.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion 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.

Daejan (Brighton) Limited

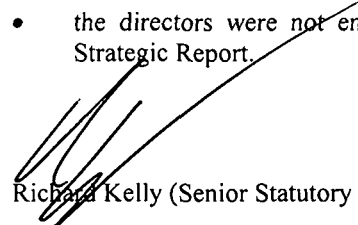
Independent Auditor's Report to the Shareholder of Daejan (Brighton) Limited *(continued)*

Year ended 31 March 2016

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; and
- the directors were not entitled to take advantage of the small companies exemption in preparing the Strategic Report.



Richard Kelly (Senior Statutory Auditor)

For and on behalf of
KPMG LLP
Chartered accountant & statutory auditor
15 Canada Square
London
E14 5GL

12 December 2016

Daejan (Brighton) Limited

Statement of Comprehensive Income

Year ended 31 March 2016

		2016	2015
	Note	£	£
Turnover	3	8,474	197,773
Property outgoings		<u>(578,555)</u>	<u>(337,562)</u>
Gross loss		(570,081)	(139,789)
Administrative expenses		<u>(16,600)</u>	<u>(16,500)</u>
Net valuation gains on investment property		<u>(715,305)</u>	<u>(948,428)</u>
Operating loss	4	(1,301,986)	(1,104,717)
Other interest receivable and similar income	5	<u>176</u>	<u>342</u>
Interest payable and similar charges	6	<u>(291,000)</u>	<u>(260,000)</u>
Loss on ordinary activities before taxation		(1,592,810)	(1,364,375)
Tax on loss on ordinary activities	8	<u>197,744</u>	<u>109,887</u>
Loss for the financial year and total comprehensive income		<u>(1,395,066)</u>	<u>(1,254,488)</u>

All the activities of the Company are from continuing operations.

The notes on pages 8 to 19 form part of these financial statements.


Daejan (Brighton) Limited

Balance Sheet

31 March 2016

	Note	2016 £	2015 £
Fixed assets			
Investment property	9	2,400,000	2,765,000
Current assets			
Debtors	10	657,026	783,162
Creditors: amounts falling due within one year	11	<u>(8,565,837)</u>	<u>(7,640,241)</u>
Net current liabilities		<u>(7,908,811)</u>	<u>(6,857,079)</u>
Total assets less current liabilities		<u>(5,508,811)</u>	<u>(4,092,079)</u>
Provisions			
Deferred tax liabilities	13	<u>(195,542)</u>	<u>(217,208)</u>
Net liabilities		<u>(5,704,353)</u>	<u>(4,309,287)</u>
Capital and reserves			
Called up share capital	14	1,000	1,000
Profit and loss account	15	<u>(5,705,353)</u>	<u>(4,310,287)</u>
Shareholder deficit		<u>(5,704,353)</u>	<u>(4,309,287)</u>

These financial statements were approved by the board of directors and authorised for issue on 12 December 2016, and are signed on behalf of the board by:


B S E Freshwater
Director

Company registration number: 02565357

The notes on pages 8 to 19 form part of these financial statements.

Daejan (Brighton) Limited

Statement of Changes in Equity

Year ended 31 March 2016

	Called up share capital £	Profit and loss account £	Total £
At 1 April 2014	1,000	(3,055,799)	(3,054,799)
Loss for the year		(1,254,488)	(1,254,488)
Total comprehensive income for the year	–	(1,254,488)	(1,254,488)
At 31 March 2015	1,000	(4,310,287)	(4,309,287)
Loss for the year		(1,395,066)	(1,395,066)
Total comprehensive income for the year	–	(1,395,066)	(1,395,066)
At 31 March 2016	<u>1,000</u>	<u>(5,705,353)</u>	<u>(5,704,353)</u>

The balance on the profit and loss account at 31 March 2016 includes £4,690,783 (2015: £3,975,478) of unrealised losses.

The notes on pages 8 to 19 form part of these financial statements.

Daejan (Brighton) Limited

Notes to the Financial Statements

Year ended 31 March 2016

1. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

2. Accounting policies

Basis of preparation

Daejan (Brighton) Limited (the "Company") is a company limited by shares and incorporated in the UK. The Company's Registered Office is Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

The financial statements have been prepared under the historical cost convention except that investment property is measured at fair value.

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, notwithstanding the Company's net current liabilities, which the directors believe to be appropriate for the following reasons. The Company is dependent for its working capital on funds provided to it by Daejan Holdings PLC, the Company's ultimate parent undertaking. The Daejan Holding PLC group has considerable financial resources together with a large property portfolio and access to credit facilities. Daejan Holdings PLC has provided the Company with an undertaking that, for at least 12 months from the date of approval of these financial statements, they will continue to make available such funds as are needed by the Company.

This should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of the approval of these financial statements they have no reason to believe that it will not do so.

Based on this undertaking the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 19.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 April 2014. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 20.

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

2. Accounting policies *(continued)*

Disclosure exemptions

FRS 102 grants certain first-time adoption exemptions from the full requirement of FRS 102 in the transition period. The following exemption has been taken in these financial statements:

- Lease arrangements - in order to determine whether an arrangement contains a lease, the Company has analysed facts and circumstances existing at 1 April 2014 rather than commencement date of the arrangement.

The Company's ultimate parent undertaking, Daejan Holdings PLC includes the Company in its consolidated financial statements. The consolidated financial statements of Daejan Holdings PLC are prepared in accordance with International Financial Reporting Standards as adopted by the EU and are available to the public and may be obtained from Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR. In these financial statements, the company is considered to be a qualifying entity (for the purposes of FRS 102) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to end of the period;
- Cash Flow Statement and related notes; and
- Key Management Personnel compensation.

As the consolidated financial statements of Daejan Holdings PLC include the equivalent disclosures, the Company has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- The disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

Turnover

Turnover comprises rents and service charges receivable. Rental income from investment property leased out under operating leases is recognised in the profit and loss account on a straight line basis over the period to first break clause or reversion to market rent. Lease incentives granted to tenants are recognised on a straight line basis over the lease term. Service charge income is recognised as the services are provided.

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

2. Accounting policies *(continued)*

Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in the equity or comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is expected tax payable or receivable on the taxable income or loss for the year, using rates enacted or substantively enacted at the balance sheet date, and any adjustments to tax payable in respect of previous years.

Provision is made for consideration payable to or receivable from other group undertakings for the surrender of losses under group relief provisions.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met. Deferred tax is not recognised on permanent differences arising because certain types of income or expenses are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For investment property that is measured at fair value, deferred tax is provided at the rate and allowances applicable to the sale of the property.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

2. Accounting policies *(continued)*

Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition:

a) Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and

b) No depreciation is provided in respect of investment properties applying the fair value model.

This treatment, as regards the company's investment properties, may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate.

The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified. Investment property fair value is based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of property being valued.

Any gain or loss arising from a change in fair value is recognised in the profit and loss account.

Sale of investment properties

The Company generally holds its properties for the long term in order to generate rental income and capital appreciation although in the right circumstances any property could be available for sale. When an outright sale does occur the resulting surplus based on the excess of sales proceeds over valuation is included within the Company's profit on ordinary activities, and taxation applicable thereto is shown as part of the taxation charge. Disposals are recognised on the date the significant risks and rewards of ownership have been transferred. In addition the company also 'sells' leasehold extensions when requested by leaseholders. The proceeds of these leasehold extension sales, less directly applicable costs, are also included in profit on disposal of investment properties.

Property outgoings

The costs of repairs are recognised in the profit and loss account in the year in which they are incurred.

Lease payments under operating leases are recognised in the profit and loss account on a straight line basis over the term of the lease.

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

2. Accounting policies *(continued)*

Expenses

Interest receivable and Interest payable

Interest income and interest payable are recognised in the profit and loss account as they accrue. Borrowing costs that are directly attributable to the acquisition, construction or redevelopment of an asset that takes a substantial time to be prepared for use are expensed as incurred. Interest receivable and similar income include interest receivable on inter-company loans and late payment charges.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all its financial liabilities.

Basic financial instruments

Trade and other debtors

Trade and other debtors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

Trade and other creditors

Trade and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

Related party transactions

The Company has taken advantage of the exemptions in FRS 102 in order to dispense with the requirements to disclose transactions with other companies in the Daejan Holdings PLC Group.

3. Turnover

Turnover arises from:

	2016	2015
	£	£
Rents receivable	496	156,704
Service charges receivable	7,978	41,069
	<u>8,474</u>	<u>197,773</u>

The whole of the turnover is attributable to the principal activity of the Company wholly undertaken in the United Kingdom.

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

4. Operating profit

Operating profit or loss is stated after charging:

	2016	2015
	£	£
Fees payable for the audit of the financial statements	<u>11,000</u>	<u>11,000</u>

Amounts receivable by the Company's auditor and its associates in respect of services to the Company and its associates, other than the audit of the Company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the consolidated financial statements of the Company's ultimate parent, Daejan Holdings PLC.

5. Other interest receivable and similar income

	2016	2015
	£	£
Interest on cash and cash equivalents	<u>176</u>	<u>342</u>

6. Interest payable and similar charges

	2016	2015
	£	£
Interest due to group undertakings	<u>291,000</u>	<u>260,000</u>

7. Particulars of employees

None of the directors received remuneration in respect of their services to the Company (2015: £nil).

The staff provided by the property and administrative management company, Highdorn Co. Limited, are engaged under joint employment contracts with a fellow subsidiary of the Company and their costs subsequently recharged to the Company at a level appropriate to the activity of the Company. No recharges were made during the year (2015: nil).

8. Tax on loss on ordinary activities

Major components of tax income

	2016	2015
	£	£
Current tax:		
UK current tax income	(176,000)	(87,349)
Adjustments in respect of prior periods	<u>(78)</u>	<u>(22,613)</u>
Total current tax	<u>(176,078)</u>	<u>(109,962)</u>
Deferred tax:		
Origination and reversal of timing differences	<u>(21,666)</u>	<u>75</u>
Tax on loss on ordinary activities	<u>(197,744)</u>	<u>(109,887)</u>

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

8. Tax on loss on ordinary activities *(continued)*

Reconciliation of tax income

The tax assessed on the loss on ordinary activities for the year is higher than (2015: lower than) the standard rate of corporation tax in the UK of 20% (2015: 21%).

	2016 £	2015 £
Loss on ordinary activities before taxation	<u>(1,592,810)</u>	<u>(1,364,375)</u>
Loss on ordinary activities by rate of tax	(318,562)	(87,349)
Adjustment to tax charge in respect of prior periods	(78)	(22,613)
Effect of expenses not deductible for tax purposes	–	1,680
Effect of capital allowances and depreciation	(21,917)	(749)
Indexation allowance	143,061	–
Other	<u>(248)</u>	<u>(856)</u>
Tax on loss on ordinary activities	<u>(197,744)</u>	<u>(109,887)</u>

Factors that may affect future tax income

A reduction in the UK corporation tax rate to 19% (effective from 1 April 2017) was substantively enacted on 18 November 2015. A further reduction in the UK corporation tax rate to 17% (effective from 1 April 2020) was substantively enacted on 15 September 2016. This will reduce the Company's future tax charge accordingly.

9. Investment property

	Freehold property £
Cost	
At 1 April 2015	2,765,000
Additions	350,305
Revaluations	<u>(715,305)</u>
At 31 March 2016	<u>2,400,000</u>
Carrying amount	
At 31 March 2016	<u>2,400,000</u>
At 31 March 2015	<u>2,765,000</u>

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

9. Investment property *(continued)*

Investment property held at valuation

An independent professional revaluation of all of the Company's freehold and leasehold property was carried out on 31 March 2016 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The revaluation figures are based on open market value assessed in accordance with the RICS Valuation - Professional Standards (2014).

Valuation techniques and key inputs

The company's commercial units (£2.4 million (2015: £2.8 million)) were valued using the income capitalisation method, requiring the application of an appropriate market based yield to net operating income. Adjustments are made to allow for voids when less than five years are left under the current tenancy and to reflect market rent at the point of lease expiry or rent review. Equivalent yields averaged 16.34 with an estimated rental values of £13.00 per square foot.

Historical cost model

The historical cost of investment properties included in the above valuation is £7,090,783 (2015: £6,740,478).

10. Debtors

	2016	2015
	£	£
Trade debtors	36,687	68,741
Group relief receivable	519,390	430,739
Other debtors	100,949	283,682
	<u>657,026</u>	<u>783,162</u>

All debtors are payable within one year or are payable on demand. All intra-group loans are sterling loans with interest paid at the rate of 3.86% (2015: 3.98%).

11. Creditors: amounts falling due within one year

	2016	2015
	£	£
Rents and service charges charged and paid in advance	–	73,358
Amounts owed to group undertakings	8,535,436	7,535,685
Other creditors	30,401	31,198
	<u>8,565,837</u>	<u>7,640,241</u>

All intra-group loans are sterling loans repayable on demand with interest paid at the rate of 3.86% (2015: 3.98%).

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

12. Deferred tax

The deferred tax included in the balance sheet is as follows:

	2016	2015
	£	£
Included in provisions (note 13)	<u>195,542</u>	<u>217,208</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2016	2015
	£	£
Accelerated capital allowances	<u>195,542</u>	<u>217,208</u>

13. Provisions

	Deferred tax (note 12) £
At 1 April 2015	217,208
Charge against provision	<u>(21,666)</u>
At 31 March 2016	<u>195,542</u>

14. Called up share capital

Issued, called up and fully paid

	2016		2015	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>

15. Reserves

The profit and loss account reserve records retained earnings and accumulated losses.

16. Charges on assets

The Company's investment properties amounting to £2,400,000 (2015: £2,800,000) at 31 March 2016 have been charged as part security for loans to group undertakings, which the Company has also guaranteed.

17. Directors' interest in contracts

The majority of the day-to-day management of the Company's properties and its operations are carried out by Highdorn Co. Limited ("Highdorn"). Mr BSE Freshwater is a director of, but has no beneficial interest in the share capital of, Highdorn.

In their capacity as property managing agents, Highdorn collect rents and incur direct property expenses on behalf of the Company. During the year £3,413 (2015: £6,311) was charged by Highdorn for the provision of a full range of management services, which were charged for at normal commercial rates. The credit balance outstanding in respect of these services at 31 March 2016 is £4,073 (2015: £6,349), which is included within other creditors.

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

18. Controlling party

The Company is controlled by its immediate parent company, Daejan Investments Limited.

The Company's ultimate controlling party is its ultimate parent company, Daejan Holdings PLC, which is incorporated in Great Britain and registered in England and Wales.

The largest and smallest group in which the results of the Company are consolidated is that headed by Daejan Holdings PLC. The consolidated financial statements of Daejan Holdings PLC are available to the public and may be obtained from the Daejan Holdings PLC website (www.daejanholdings.com) or Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR. No other group financial statements include the results of the Company.

19. Accounting estimates and judgements

i. Property valuations

The valuation of the company's property portfolio is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions (as set out in Note X). Therefore, the valuations are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions. As noted in Note 2 above, all the Company's properties are valued by external valuers with appropriate qualifications and experience.

ii. Trade debtors

Management uses details of the age of trade debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

20. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The Company transitioned to FRS 102 on 1 April 2014.

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

20. Transition to FRS 102 *(continued)*

Reconciliation of equity

	1 April 2014			31 March 2015		
	As previously stated £	Effect of transition £	FRS 102 (as restated) £	As previously stated £	Effect of transition £	FRS 102 (as restated) £
Fixed assets	3,150,000	–	3,150,000	2,765,000	–	2,765,000
Current assets	719,299	–	719,299	783,162	–	783,162
Creditors: amounts falling due within one year	(6,706,965)	–	(6,706,965)	(7,640,241)	–	(7,640,241)
Net current liabilities	(5,987,666)	–	(5,987,666)	(6,857,079)	–	(6,857,079)
Total assets less current liabilities	(2,837,666)	–	(2,837,666)	(4,092,079)	–	(4,092,079)
Provisions	(217,133)	–	(217,133)	(217,208)	–	(217,208)
Net liabilities	(3,054,799)	–	(3,054,799)	(4,309,287)	–	(4,309,287)
Capital and reserves	(3,054,799)	–	(3,054,799)	(4,309,287)	–	(4,309,287)

Reconciliation of profit or loss for the year

	Year ended 31 March 2015		
	As previously stated £	Effect of transition £	FRS 102 (as restated) £
Turnover	197,773	–	197,773
Property outgoings	(337,562)	–	(337,562)
Gross loss	(139,789)	–	(139,789)
Administrative expenses	(16,500)	–	(16,500)
Net valuation gains on investment property	–	(948,428)	(948,428)
Operating loss	(156,289)	(948,428)	(1,104,717)
Other interest receivable and similar income	342	–	342
Interest payable and similar charges	(260,000)	–	(260,000)
Tax on loss on ordinary activities	109,887	–	109,887
Loss for the financial year	(306,060)	(948,428)	(1,254,488)

Daejan (Brighton) Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

20. Transition to FRS 102 *(continued)*

The following were changes in accounting policies arising from the transition to FRS 102:

(i) Investment property revaluation

Previously when the Company's properties were revalued, any surplus or deficits arising were taken to the revaluation reserve. Under FRS 102 this surplus or deficit will be recorded in the profit and loss account.

(ii) Deferred tax on unrealised investment property gains and losses

Previously no deferred tax arose on the company's properties as there were no timing differences between the accounting and tax treatment of any movements in carrying value. Under FRS 102, deferred tax is recognised on the difference between the cost for tax purposes and the fair value of the company's investment properties, with movements recorded in the profit and loss account.