

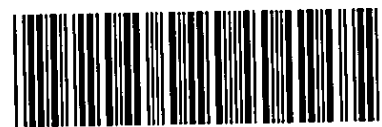
Company Registration No. 02801817

Amsprop Estates Limited

Report and Unaudited Financial Statements

Year ended 30 June 2015

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Amsprop Estates Limited

Report and unaudited financial statements 2015

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Amsprop Estates Limited

Report and unaudited financial statements 2015

Officers and professional advisers

Directors

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

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 Estates Limited

Directors' report

The directors present their annual report and the unaudited financial statements for the year ended 30 June 2015

Principal activities

The principal business of the Company is the acquisition of land and buildings for resale at a later date so as to maximise profit, together with the collection of rents there from

Amsprop Estates Limited is a wholly owned subsidiary of Amsprop Limited, a Company incorporated in the United Kingdom and registered in the England and Wales which is the parent company of the Amsprop Group of companies

Business review

The result for the year after taxation was a profit of £905,134 (2014 £866,968) The profit and loss account for the year is shown 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

There was no dividend paid in the year (2014 nil)

Directors

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

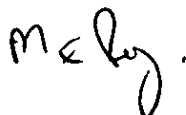
Amsprop Estates Limited

Director's 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 of the Group

Approved by the Board and signed on its behalf by

A handwritten signature in black ink, appearing to read 'M E Ray'.

M E Ray

Director

24 March 2016

Amsprop Estates 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 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 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 judgements 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 Estates Limited

Profit and loss account For the year ended 30 June 2015

| | Notes | 2015 £ | 2014 £ |
|-----------------------------------------------|-------|------------------|------------------|
| Turnover | 2 | 1,272,970 | 1,557,509 |
| Operating costs | | <u>(125,029)</u> | <u>(424,109)</u> |
| Operating profit | | 1,147,941 | 1,133,400 |
| Finance income | 4 | 423 | 44 |
| Finance costs | 5 | <u>(10,662)</u> | <u>(14,671)</u> |
| Profit on ordinary activities before taxation | | 1,137,702 | 1,118,773 |
| Tax charge on profit on ordinary activities | 6 | <u>(232,568)</u> | <u>(251,805)</u> |
| Profit for the financial year | | <u>905,134</u> | <u>866,968</u> |

All activities 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 Estates Limited

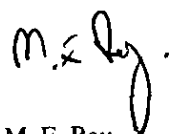
Balance sheet 30 June 2015

| | Notes | 2015 £ | 2014 £ |
|-------------------------------------------------------|-------|--------------------|--------------------|
| Fixed assets | | | |
| Investments | 7 | 2 | 2 |
| | | <u>2</u> | <u>2</u> |
| Current assets | | | |
| Property held for resale | | 11,815,165 | 11,710,405 |
| Debtors | 8 | 170,794 | 252,094 |
| Cash at bank and in hand | 9 | 180,332 | 191,404 |
| | | <u>12,166,291</u> | <u>12,153,903</u> |
| Creditors: amounts falling due within one year | 10 | <u>(2,975,568)</u> | <u>(3,868,314)</u> |
| Net current assets | | <u>9,190,723</u> | <u>8,285,589</u> |
| Net assets | | <u>9,190,725</u> | <u>8,285,591</u> |
| Capital and reserves | | | |
| Called up share capital | 12 | 100 | 100 |
| Profit and loss account | | <u>9,190,625</u> | <u>8,285,491</u> |
| Shareholders' funds | | <u>9,190,725</u> | <u>8,285,591</u> |

For the year ending 30 June 2015 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 Estates Limited, registered number 02801817, were approved by the board of directors and authorised for issue on 24 March 2016 They were signed on its behalf by



M E Ray
Director

Amsprop Estates Limited

Statement of changes in equity 30 June 2015

| | Called up share capital | Profit and loss account | Shareholder's funds |
|-------------------------------|------------------------------------|------------------------------------|--------------------------------|
| | £ | £ | £ |
| As at 30 June 2013 | 100 | 7,418,523 | 7,418,623 |
| Profit for the financial year | - | 866,968 | 866,968 |
| | <hr/> | <hr/> | <hr/> |
| As at 30 June 2014 | 100 | 8,285,491 | 8,285,591 |
| Profit for the financial year | - | 905,134 | 905,134 |
| | <hr/> | <hr/> | <hr/> |
| As at 30 June 2015 | 100 | 9,190,625 | 9,190,725 |
| | <hr/> | <hr/> | <hr/> |

Amsprop Estates Limited

Notes to the financial statements For the year ended 30 June 2015

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 Estates 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 financial statements are prepared on a going concern basis as discussed in the directors' report on page 2

Investments

Investments are stated at cost less any provision for impairment in value

Properties held for resale

Properties held as dealing stocks are included in the balance sheet at the lower of cost and net realisable value. Cost includes appropriate property purchase expenses

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

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

Amsprop Estates Limited

Notes to the financial statements For the year ended 30 June 2015

1. Accounting policies (continued)

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 comprises rental income receivable by the Company and the value of property sales, service and management charges, all arising 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. All other turnover is recognised net of VAT as it is earned. Turnover can be analysed as follows:

| | 2015 £ | 2014 £ |
|----------------------------|------------------|------------------|
| Rental income | 1,249,994 | 1,226,279 |
| Sale of trading properties | - | 307,500 |
| Other income | 22,976 | 23,730 |
| | <u>1,272,970</u> | <u>1,557,509</u> |

3. Operating profit

| | 2015 £ | 2014 £ |
|----------------------------------------------------------------|-----------|-----------|
| Operating profit is stated after charging | | |
| Cost of sales including | | |
| (Decrease)/Increase in provisions for property held for resale | (104,760) | (158,000) |
| Value of property sold | - | 168,725 |
| | <u></u> | <u></u> |

4. Finance income

| | 2015 £ | 2014 £ |
|----------------|-----------|-----------|
| Other interest | 423 | 44 |
| | <u></u> | <u></u> |

Amsprop Estates Limited

Notes to the financial statements For the year ended 30 June 2015

5 Finance costs

| | 2015 £ | 2014 £ |
|-------------------------------------------|---------------|---------------|
| Interest payable to other group companies | 10,628 | 14,659 |
| Other interest | 34 | 12 |
| | <u>10,662</u> | <u>14,671</u> |

6. Tax charge on profit on ordinary activities

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

| | 2015 £ | 2014 £ |
|-------------------------------------------------------|------------------|------------------|
| UK corporation tax at 20.75% (2014: 22.50%) | (232,213) | (251,252) |
| Total current tax charge | (232,213) | (251,252) |
| Origination and reversal of timing differences | (369) | (487) |
| Effects of decrease in tax rates on opening liability | 14 | (66) |
| Total deferred tax charge (note 11) | (355) | (553) |
| | <u>(232,568)</u> | <u>(251,805)</u> |

(ii) Factors affecting tax charge for the current year

The standard rate of tax for the year, based on the UK standard rate of corporation tax is 22.50% (2014: 22.50%). The actual tax charge for the current and the previous year differs from the standard rate for the reasons set out in the following reconciliation:

| | 2015 £ | 2014 £ |
|------------------------------------------|------------------|------------------|
| Profit on ordinary activities before tax | 1,137,702 | 1,118,773 |
| Tax charge at 22.50% (2013: 23.75%) | (236,081) | (251,739) |
| Factors affecting charge | | |
| Effects of changes in tax rates | 14 | (66) |
| Total current tax charge for year | <u>(236,067)</u> | <u>(251,805)</u> |

7. Investments

| Subsidiary Undertakings | Country of incorporation | Principal Activity | Holding of ordinary shares% |
|----------------------------|--------------------------|----------------------|--------------------------------|
| Amsgal Properties Ltd | Great Britain | Property Development | 100 |

Amsprop Estates Limited

Notes to the financial statements For the year ended 30 June 2015

8. Debtors

| | 2015 £ | 2014 £ |
|----------------------------------|----------------|----------------|
| Trade debtors | 25,698 | 104,917 |
| Deferred tax asset (see note 11) | 1,618 | 1,973 |
| Other debtors | 201 | - |
| Prepayments and accrued income | 143,277 | 145,204 |
| | <u>170,794</u> | <u>252,094</u> |

9. Cash at bank and in hand

| | 2015 £ | 2014 £ |
|----------------------------------|----------------|----------------|
| Company cash at bank and in hand | 2,998 | 14,377 |
| Tenant deposits | 177,334 | 177,027 |
| | <u>180,332</u> | <u>191,404</u> |

10. Creditors: amounts falling due within one year

| | 2015 £ | 2014 £ |
|---------------------------------------|------------------|------------------|
| Amounts owed to other group companies | 2,340,507 | 3,236,815 |
| Corporation tax | 116,106 | 125,626 |
| Other taxation | 47,925 | 49,183 |
| Other creditors | 177,334 | 177,027 |
| Accruals and deferred income | 293,696 | 279,663 |
| | <u>2,975,568</u> | <u>3,868,314</u> |

Interest is payable on the amount owed to other group companies at variable rates based on Bank of England base rates

11. Deferred taxation

| | 2015 £ | 2014 £ |
|----------------------------------------------------------------------|--------------|--------------|
| Depreciation in excess of Capital allowances at 1 July | 1,973 | 2,526 |
| Charge to profit and loss account | (355) | (553) |
| Depreciation in excess of Capital allowances at 30 June (see note 8) | <u>1,618</u> | <u>1,973</u> |

Amsprop Estates Limited

Notes to the financial statements For the year ended 30 June 2015

12. Called up share capital

| | 2015 £ | 2014 £ |
|--------------------------------------------|--------------|--------------|
| Authorised: | | |
| 1,000 ordinary shares of £1 each | <u>1,000</u> | <u>1,000</u> |
| Called up, allotted and fully paid: | | |
| 100 ordinary shares of £1 each | <u>100</u> | <u>100</u> |

15. Ultimate parent company and controlling party

At 30 June 2015, the Company was indirectly wholly-owned by Lord Sugar

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

The Company has taken advantage of the exemption from related party disclosure in accordance with Paragraph 3(c) of Financial Reporting Standard No 8

17. Post balance sheet events

On 3 August 2015, the Company completed the sale of 1-2 King Street & 34-35 High Street, Gravesend, Kent, DA12 2EB for £1,790,000

On 2 September 2015, the Company completed the sale of 40-50A High Street, Newport, Shropshire, TF10 7AQ for £995,000

On 23 March 2016, the Company completed the sale of Unit 2 Enterprise Court, Braintree, Essex, CM7 3QS for £130,000