

# REGISTRAR OF COMPANIES

Company Registration No. 03007373 (England and Wales)

**GOLDPALM LIMITED**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2015**

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COMPANIES HOUSE

# **GOLDPALM LIMITED**

## **DIRECTOR AND ADVISERS**

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|                            |  |
|----------------------------|--|
| <b>Director</b>            | P. Goldberg  |
| <b>Secretary</b>           | H. Goldberg  |
| <b>Company number</b>      | 03007373   |
| <b>Registered office</b>   | P O Box 7010<br>2nd Floor<br>38 Warren Street<br>London<br>W1A 2EA               |
| <b>Registered auditors</b> | Harold Everett Wreford LLP<br>2nd Floor<br>38 Warren Street<br>London<br>W1T 6AE |
| <b>Bankers</b>             | Barclays Bank PLC  |

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# **GOLDPALM LIMITED**

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# **GOLDPALM LIMITED**

## **STRATEGIC REPORT**

### ***FOR THE YEAR ENDED 30 SEPTEMBER 2015***

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The director presents his report and financial statements for the year ended 30 September 2015.

#### **Principal activities and review of the business**

The principal activity of the company continued to be that of a holding company. The principal activity of the main subsidiary continued to be property dealing and investment.

The results for the year and the financial position at the year end were considered satisfactory by the director who expects continued growth in the foreseeable future.

#### **Principal risks and uncertainties**

The directors recognise the importance of identifying and actively monitoring the financial and non-financial risks facing the business. The principal risk facing the business is the level of bank lending capacity. This is mitigated by looking at new facilities and negotiating them at reasonable rates of interest. Tenant default is another risk facing the company. This is mitigated by an efficient portfolio diversification between industrial, office and retail properties with different profiles, building sizes and lease lengths.

#### **Key performance indicators**

The group's key performance indicator is to monitor its gearing percentage which was 22.41% compared to 30.92% in the previous year. The director considers the overall gearing ratio to be reasonable.



On behalf of the board

.....  
P. Goldberg

Director

.....1.0 JUN 2016

# **GOLDPALM LIMITED**

## **DIRECTOR'S REPORT**

### **FOR THE YEAR ENDED 30 SEPTEMBER 2015**

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The director presents his report and financial statements for the year ended 30 September 2015.

#### **Results and dividends**

The consolidated profit and loss account for the year is set out on page 6.

An interim ordinary dividend was paid amounting to £180,000. The director does not recommend payment of a final dividend.

#### **Future developments**

The group expects to expand by looking to purchase suitable investment and trading properties that will lead to increased rental income and profits. The present economic conditions will continue to provide opportunities for acquisitions which meet our criteria.

#### **Directors**

The following directors have held office since 1 October 2014:

N. Goldberg

(Deceased 21 April 2016)

P. Goldberg

#### **Auditors**

In accordance with the company's articles, a resolution proposing that Harold Everett Wreford LLP be reappointed as auditors of the company will be put at a General Meeting.

#### **Statement of director's responsibilities**

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and of the group and of the profit or loss of the group for that period. In preparing these financial statements, the director is 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group will continue in business.

The director is 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 the group and enable him to ensure that the financial statements comply with the Companies Act 2006. He is also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# **GOLDPALM LIMITED**

## **DIRECTOR'S REPORT (CONTINUED)**

**FOR THE YEAR ENDED 30 SEPTEMBER 2015**

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### **Statement of disclosure to auditors**

So far as the director is aware:

(a) there is no relevant audit information of which the group's auditors are unaware, and

(b) he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

On behalf of the board

.....  
P. Goldberg  
Director



.....  
10 JUN 2016

# **GOLDPALM LIMITED**

## **INDEPENDENT AUDITORS' REPORT**

### **TO THE MEMBERS OF GOLDPALM LIMITED**

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We have audited the group and parent company financial statements (the "financial statements") of Goldpalm Limited for the year ended 30 September 2015 set out on pages 6 to 25. 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).

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

#### **Respective responsibilities of director and auditors**

As explained more fully in the Director's Responsibilities Statement set out on pages 2 - 3, the director is 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**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the director; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

#### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the group's and parent company's affairs as at 30 September 2015 and of the group's profit 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 and Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

# **GOLDPALM LIMITED**

## **INDEPENDENT AUDITORS' REPORT (CONTINUED)**

### **TO THE MEMBERS OF GOLDPALM LIMITED**

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#### **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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

**David Scott (Senior Statutory Auditor)**  
**for and on behalf of Harold Everett Wreford LLP**

**13 JUN 2016**

**Chartered Accountants**  
**Statutory Auditor**

2nd Floor  
38 Warren Street  
London  
W1T 6AE



# GOLDPALM LIMITED

## CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2015

|  | Notes | 2015<br>£   | 2014<br>£   |
|--|-------|-------------|-------------|
| Turnover   | 2     | 10,648,834  | 13,129,373  |
| Cost of sales  |       | (6,114,617) | (8,713,063) |
| <b>Gross profit</b>                                  |       | 4,534,217   | 4,416,310   |
| Administrative expenses                              |       | (2,460,837) | (1,542,589) |
| <b>Operating profit</b>                              | 3     | 2,073,380   | 2,873,721   |
| Profit (loss) on sale of investments                 |       | 353,153     | 39,718      |
| <b>Profit on ordinary activities before interest</b> |       | 2,426,533   | 2,913,439   |
| Investment income                                    | 4     | 65,000      | -           |
| Other interest receivable and similar income         |       | 286         | 5,830       |
| Interest payable and similar charges                 | 5     | (385,972)   | (1,135,891) |
| <b>Profit on ordinary activities before taxation</b> |       | 2,105,847   | 1,783,378   |
| Tax on profit on ordinary activities                 | 6     | (431,384)   | (300,047)   |
| <b>Profit on ordinary activities after taxation</b>  |       | 1,674,463   | 1,483,331   |

The profit and loss account has been prepared on the basis that all operations are continuing operations.

# **GOLDPALM LIMITED**

## **STATEMENT OF RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 30 SEPTEMBER 2015**

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|   | <b>2015</b>       | <b>2014</b>       |
|---|-------------------|-------------------|
|   | <b>£</b>          | <b>£</b>          |
| <b>Profit for the financial year</b>                          | 1,674,463         | 1,483,331         |
| Unrealised surplus on revaluation of properties               | 9,300,542         | 9,245,257         |
| <b>Total recognised gains and losses relating to the year</b> | <u>10,975,005</u> | <u>10,728,588</u> |

### **Note of historical cost profits and losses**

|   | <b>2015</b>      | <b>2014</b>      |
|---|------------------|------------------|
|   | <b>£</b>         | <b>£</b>         |
| <b>Reported profit on ordinary activities before taxation</b>   | 2,105,847        | 1,783,378        |
| Realisation of property revaluation (deficits) gains of previous years                                | (232,624)        | 35,141           |
| <b>Historical cost profit on ordinary activities before taxation</b>                                  | <u>1,873,223</u> | <u>1,818,519</u> |
| <b>Historical cost profit for the year retained after taxation, extraordinary items and dividends</b> | <u>1,261,839</u> | <u>1,338,472</u> |

# GOLDPALM LIMITED

## BALANCE SHEETS

AS AT 30 SEPTEMBER 2015

|  | Notes    | Group<br>2015<br>£ | 2014<br>£         | Company<br>2015<br>£ | 2014<br>£        |
|--|----------|--------------------|-------------------|----------------------|------------------|
| <b>Fixed assets</b>  |          |                    |                   |                      |                  |
| Tangible assets  | 9 and 10 | 66,477,070         | 56,526,328        | -                    | -                |
| Investments  | 11       | 134,321            | 13,423            | 2,562,753            | 2,562,753        |
|  |          | <u>66,611,391</u>  | <u>56,539,751</u> | <u>2,562,753</u>     | <u>2,562,753</u> |
| <b>Current assets</b>  |          |                    |                   |                      |                  |
| Stocks   | 12       | 3,360,056          | 4,818,437         | -                    | -                |
| Debtors  | 13       | 484,821            | 760,483           | -                    | -                |
| Cash at bank and in hand                                       |          | 209,175            | 268,050           | 20,996               | 11,813           |
|  |          | <u>4,054,052</u>   | <u>5,846,970</u>  | <u>20,996</u>        | <u>11,813</u>    |
| <b>Creditors: amounts falling due within one year</b>          | 14       | (6,361,239)        | (6,654,492)       | (24,862)             | (15,238)         |
| <b>Net current liabilities</b>                                 |          | <u>(2,307,187)</u> | <u>(807,522)</u>  | <u>(3,866)</u>       | <u>(3,425)</u>   |
| <b>Total assets less current liabilities</b>                   |          | 64,304,204         | 55,732,229        | 2,558,887            | 2,559,328        |
| <b>Creditors: amounts falling due after more than one year</b> | 15       | (13,913,896)       | (16,122,790)      | -                    | -                |
| <b>Provisions for liabilities</b>                              | 16       | (250,952)          | (265,088)         | -                    | -                |
|  |          | <u>50,139,356</u>  | <u>39,344,351</u> | <u>2,558,887</u>     | <u>2,559,328</u> |
| <b>Capital and reserves</b>                                    |          |                    |                   |                      |                  |
| Called up share capital  | 18       | 76,500             | 76,500            | 76,500               | 76,500           |
| Share premium account  | 19       | 1,623,500          | 1,623,500         | 1,623,500            | 1,623,500        |
| Revaluation reserve  | 19       | 30,879,279         | 21,346,113        | -                    | -                |
| Other reserves   | 19       | 2,927,564          | 2,927,564         | -                    | -                |
| Profit and loss account  | 19       | 14,632,513         | 13,370,674        | 858,887              | 859,328          |
| <b>Shareholders' funds</b>                                     | 20       | <u>50,139,356</u>  | <u>39,344,351</u> | <u>2,558,887</u>     | <u>2,559,328</u> |

Approved by the Board and authorised for issue on **10 JUN 2016**

.....  
P. Goldberg  
Director

Company Registration No. 03007373

# GOLDPALM LIMITED

## CONSOLIDATED CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 SEPTEMBER 2015

|   | £           | 2015<br>£   | £           | 2014<br>£   |
|---|-------------|-------------|-------------|-------------|
| <b>Net cash inflow from operating activities</b>                            |             | 4,978,085   |             | 5,257,248   |
| <b>Returns on investments and servicing of finance</b>                      |             |             |             |             |
| Interest received   | 286         |             | 5,830       |             |
| Interest paid   | (385,972)   |             | (1,135,891) |             |
| <b>Net cash outflow for returns on investments and servicing of finance</b> |             | (385,686)   |             | (1,130,061) |
| <b>Taxation</b>   |             | (385,672)   |             | (290,421)   |
| <b>Capital expenditure and financial investment</b>                         |             |             |             |             |
| Payments to acquire tangible assets   | (2,887,500) |             | (1,281,400) |             |
| Payments to acquire investments   | (120,901)   |             | (1)         |             |
| Receipts from sales of tangible assets                                      | 2,229,732   |             | 761,231     |             |
| Receipts from sales of investments  | 3           |             | 7           |             |
| <b>Net cash outflow for capital expenditure</b>                             |             | (778,666)   |             | (520,163)   |
| <b>Equity dividends paid</b>  |             | (180,000)   |             | (180,000)   |
| <b>Net cash inflow before management of liquid resources and financing</b>  |             | 3,248,061   |             | 3,136,603   |
| <b>Financing</b>  |             |             |             |             |
| Other new short term loans  | 1,571,600   |             | 2,768,180   |             |
| Repayment of long term bank loan  | (2,145,366) |             | (1,484,996) |             |
| Repayment of other long term loans  | (63,528)    |             | (2,496,110) |             |
| Repayment of other short term loans   | (2,769,628) |             | (1,886,633) |             |
| <b>Net cash outflow from financing</b>                                      |             | (3,406,922) |             | (3,099,559) |
| <b>(Decrease)/increase in cash in the year</b>                              |             | (158,861)   |             | 37,044      |

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2015

|   |   |  |           |           |
|---|---|--|-----------|-----------|
| 1 | Reconciliation of operating profit to net cash inflow from operating activities |  | 2015      | 2014      |
|   |   |  | £         | £         |
|   | Operating profit  |  | 2,073,380 | 2,873,721 |
|   | (Loss) profit on sale of investments  |  | 353,153   | 39,718    |
|   | Depreciation of tangible assets   |  | 7,568     | 9,894     |
|   | Profit on disposal of tangible assets   |  | -         | (1,423)   |
|   | Decrease in stocks  |  | 1,458,381 | 2,582,143 |
|   | Decrease in debtors   |  | 340,662   | 263,259   |
|   | Increase/(decrease) in creditors within one year                                |  | 744,941   | (510,064) |
|   | Net cash inflow from operating activities                                       |  | 4,978,085 | 5,257,248 |

|   |                                   |                |           |                        |                   |
|---|-----------------------------------|----------------|-----------|------------------------|-------------------|
| 2 | Analysis of net debt              | 1 October 2014 | Cash flow | Other non-cash changes | 30 September 2015 |
|   |                                   | £              | £         | £                      | £                 |
|   | Net cash:                         |                |           |                        |                   |
|   | Cash at bank and in hand          | 268,050        | (58,875)  | -                      | 209,175           |
|   | Bank overdrafts                   | (62,014)       | (99,986)  | -                      | (162,000)         |
|   |                                   | 206,036        | (158,861) | -                      | 47,175            |
|   | Debts falling due within one year | (2,769,733)    | 1,198,028 | -                      | (1,571,705)       |
|   | Debts falling due after one year  | (16,122,790)   | 2,208,894 | -                      | (13,913,896)      |
|   |                                   | (18,892,523)   | 3,406,922 | -                      | (15,485,601)      |
|   | Net debt                          | (18,686,487)   | 3,248,061 | -                      | (15,438,426)      |

|   |   |              |              |
|---|---|--------------|--------------|
| 3 | Reconciliation of net cash flow to movement in net debt | 2015         | 2014         |
|   |   | £            | £            |
|   | (Decrease)/increase in cash in the year                 | (158,861)    | 37,044       |
|   | Cash outflow from decrease in debt                      | 3,406,922    | 3,099,559    |
|   | Movement in net debt in the year                        | 3,248,061    | 3,136,603    |
|   | Opening net debt  | (18,686,487) | (21,823,090) |
|   | Closing net debt  | (15,438,426) | (18,686,487) |

# **GOLDPALM LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2015**

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### **1 Accounting policies**

#### **1.1 Accounting convention**

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings.

#### **1.2 Compliance with accounting standards**

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

#### **1.3 Basis of consolidation**

The consolidated profit and loss account and balance sheet include the financial statements of the company and its subsidiary undertakings made up to 30 September 2015. The results of subsidiaries sold or acquired are included in the profit and loss account up to, or from the date control passes. Intra-group sales and profits are eliminated fully on consolidation. Dormant and immaterial subsidiaries are not consolidated.

#### **1.4 Associated undertakings**

The group's share of profits less losses of associated undertakings is included in the consolidated profit and loss account, and the group's share of their net assets is included in the consolidated balance sheet. These amounts are taken from the latest audited financial statements of the undertakings concerned.

#### **1.5 Turnover**

Turnover represents rental income, insurance and service charges receivable in respect of property owned in the United Kingdom and management fees.

#### **1.6 Tangible fixed assets and depreciation**

Tangible fixed assets include investment properties professionally valued by the directors on an existing use open market value basis. Other tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

|                                |                              |
|--------------------------------|------------------------------|
| Land and buildings Leasehold   | - over life of lease         |
| Computer equipment             | - 25% straight line basis    |
| Fixtures, fittings & equipment | - 10% reducing balance basis |
| Motor vehicles                 | - 25% reducing balance basis |

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for investment properties, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

#### **1.7 Leasing**

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

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### 1 Accounting policies (continued)

#### 1.8 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

#### 1.9 Stock

Stock comprises trading properties held for resale and are valued at the at the lower of cost and net realisable value. Cost represents the purchase price paid together with any incidental costs. Net realisable value is based on estimated selling price less future costs expected to be incurred to sale.

#### 1.10 Pensions

The Group operates a defined contribution scheme for the benefit of its employees. Contributions payable are charged to the profit and loss account in the year they are payable.

#### 1.11 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

No provision has been made for deferred tax on gains recognised on revaluing property to its market value if the company does not intend to sell the revalued assets.

#### 1.12 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

### 2 Turnover

The total turnover of the group for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

| 3 | Operating profit   | 2015<br>£         | 2014<br>£         |
|---|--|-------------------|-------------------|
|   | Operating profit is stated after charging:                                       |                   |                   |
|   | Depreciation of tangible assets  | 7,568             | 9,894             |
|   | Operating lease rentals  | 18,000            | 18,000            |
|   | Fees payable to the group's auditor for the audit of the group's annual accounts | 26,500            | 27,524            |
|   | and after crediting:   |                   |                   |
|   | Profit on disposal of tangible assets  | -                 | (1,423)           |
|   |  | <u>          </u> | <u>          </u> |
| 4 | Investment income  | 2015<br>£         | 2014<br>£         |
|   | Income from shares in group undertakings   | 65,000            | -                 |
|   |  | <u>          </u> | <u>          </u> |

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# **GOLDPALM LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 30 SEPTEMBER 2015***

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| <b>5</b> | <b>Interest payable</b>                           | <b>2015</b>    | <b>2014</b>      |
|----------|---|----------------|------------------|
|          |   | <b>£</b>       | <b>£</b>         |
|          | On bank loans and overdrafts                      | 316,229        | 947,955          |
|          | On other loans wholly repayable within five years | 27,175         | 113,246          |
|          | Other interest                                    | 42,568         | 74,690           |
|          |   | <hr/>          | <hr/>            |
|          |   | <b>385,972</b> | <b>1,135,891</b> |
|          |   | <hr/> <hr/>    | <hr/> <hr/>      |



# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2015

| 6 | Taxation  | 2015<br>£      | 2014<br>£      |
|---|---|----------------|----------------|
|   | <b>Domestic current year tax</b>  |                |                |
|   | U.K. corporation tax  | 443,131        | 383,284        |
|   | Adjustment for prior years  | 2,389          | (3,399)        |
|   | <b>Total current tax</b>  | <b>445,520</b> | <b>379,885</b> |
|   | <b>Deferred tax</b>   |                |                |
|   | Origination and reversal of timing differences  | (14,136)       | (79,838)       |
|   |   | <b>431,384</b> | <b>300,047</b> |
|   | <b>Factors affecting the tax charge for the year</b>  |                |                |
|   | Profit on ordinary activities before taxation   | 2,105,847      | 1,783,378      |
|   | Profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 20.00% (2014 - 21.00%) | 421,169        | 374,509        |
|   | Effects of:   |                |                |
|   | Non deductible expenses   | 6,256          | -              |
|   | Depreciation add back   | 1,514          | 1,778          |
|   | Capital allowances  | (25,045)       | (23,037)       |
|   | Adjustments to previous periods   | 2,389          | (3,399)        |
|   | Chargeable disposals  | (70,631)       | (8,341)        |
|   | Dividends and distributions received  | (13,000)       | -              |
|   | Directors'/participants' remuneration adjustment  | 112,000        | 21,000         |
|   | Other tax adjustments   | 10,868         | 17,375         |
|   |   | <b>24,351</b>  | <b>5,376</b>   |
|   | <b>Current tax charge for the year</b>  | <b>445,520</b> | <b>379,885</b> |

The amount of tax on capital gains which would become payable in the event of sale of the properties at the amounts at which they are stated in Note 10 is £5,229,375 (2014 - £3,377,948).

## 7 Profit for the financial year

As permitted by section 408 Companies Act 2006, the holding company's profit and loss account has not been included in these financial statements. The profit for the financial year is made up as follows:

|   | 2015<br>£ | 2014<br>£ |
|---|-----------|-----------|
| Holding company's profit for the financial year | 179,559   | 180,015   |

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 SEPTEMBER 2015

| 8 | Dividends                           | 2015<br>£      | 2014<br>£      |
|---|-------------------------------------|----------------|----------------|
|   | Ordinary interim paid 31 March 2015 | <u>180,000</u> | <u>180,000</u> |

## 9 Tangible fixed assets

### Group

|   | Land and<br>buildings<br>Leasehold<br>£ | Plant and<br>machinery<br>£ | Fixtures,<br>fittings &<br>equipment<br>£ | Motor<br>vehicles<br>£ | Total<br>£     |
|---|---|-----------------------------|---|------------------------|----------------|
| <b>Cost or valuation</b>                    |   |                             |   |                        |                |
| At 1 October 2014 & at 30<br>September 2015 | <u>25,649</u>                           | <u>6,167</u>                | <u>47,972</u>                             | <u>57,150</u>          | <u>136,938</u> |
| <b>Depreciation</b>                         |   |                             |   |                        |                |
| At 1 October 2014                           | 25,649                                  | 6,167                       | 39,125                                    | 30,419                 | 101,360        |
| Charge for the year                         | -                                       | -                           | 885                                       | 6,683                  | 7,568          |
| At 30 September 2015                        | <u>25,649</u>                           | <u>6,167</u>                | <u>40,010</u>                             | <u>37,102</u>          | <u>108,928</u> |
| <b>Net book value</b>                       |   |                             |   |                        |                |
| At 30 September 2015                        | <u>-</u>                                | <u>-</u>                    | <u>7,962</u>                              | <u>20,048</u>          | <u>28,010</u>  |
| At 30 September 2014                        | <u>-</u>                                | <u>-</u>                    | <u>8,847</u>                              | <u>26,731</u>          | <u>35,578</u>  |

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

### 10 Tangible fixed assets

#### Investment properties

|  | Group<br>£  | Company<br>£ |
|--|-------------|--------------|
| <b>Cost or valuation</b>                 |             |              |
| At 1 October 2014                        | 56,490,750  | -            |
| Additions                                | 2,887,500   | -            |
| Revaluation                              | 9,300,542   | -            |
| Disposals                                | (2,229,732) | -            |
|  | <hr/>       | <hr/>        |
| At 30 September 2015                     | 66,449,060  | -            |
|  | <hr/>       | <hr/>        |
| <b>Depreciation</b>                      |             |              |
| At 1 October 2014 & at 30 September 2015 | -           | -            |
|  | <hr/>       | <hr/>        |
| <b>Net book value</b>                    |             |              |
| At 30 September 2015                     | 66,449,060  | -            |
|  | <hr/>       | <hr/>        |
| At 30 September 2014                     | 56,490,750  | -            |
|  | <hr/>       | <hr/>        |

The investment properties were valued on the basis of open market value at the balance sheet date by the directors.

The investment properties comprise freehold investment properties of £65,399,060 (2014 - £55,715,750) and long leasehold investment properties of £1,050,000 (2014 - £775,000).

The historical cost of investment properties is £31,917,782 (2014 - £31,492,638).

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 SEPTEMBER 2015

#### 11 Fixed asset investment Group

|                          | Listed<br>Investments<br>£ | Shares in<br>participating<br>interests<br>£ | Shares in<br>group<br>undertakings<br>£ | Total<br>£ |
|--------------------------|----------------------------|--|---|------------|
| <b>Cost or Valuation</b> |                            |  |   |            |
| At 1 October 2014        | 900                        | 3  | 12,520                                  | 13,423     |
| Additions                | -                          | 120,000                                      | 901                                     | 120,901    |
| Disposals                | -                          | (1)  | (2)                                     | (3)        |
|                          | <hr/>                      | <hr/>  | <hr/>                                   | <hr/>      |
| At 30 September 2015     | 900                        | 120,002                                      | 13,419                                  | 134,321    |
|                          | <hr/>                      | <hr/>  | <hr/>                                   | <hr/>      |
| <b>Net book value</b>    |                            |  |   |            |
| At 30 September 2015     | 900                        | 120,002                                      | 13,419                                  | 134,321    |
|                          | <hr/>                      | <hr/>  | <hr/>                                   | <hr/>      |
| At 30 September 2014     | 900                        | 3  | 12,520                                  | 13,423     |
|                          | <hr/>                      | <hr/>  | <hr/>                                   | <hr/>      |

In the opinion of the directors, the aggregate value of the company's investment in subsidiary undertakings is not less than the amount included in the balance sheet.

#### Company

|                                       | Shares in<br>group<br>undertakings<br>£ |
|---------------------------------------|---|
| <b>Cost</b>                           |   |
| At 1 October 2014 & 30 September 2015 | 2,562,753                               |
|                                       | <hr/>                                   |
| <b>Net book value</b>                 |   |
| At 30 September 2015                  | 2,562,753                               |
|                                       | <hr/>                                   |
| At 30 September 2014                  | 2,562,753                               |
|                                       | <hr/>                                   |

In the opinion of the directors, the aggregate value of the company's investment in subsidiary undertakings is not less than the amount included in the balance sheet.

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

### 11 Fixed asset investments

(continued)

The group owns 100% of the ordinary shares in Northern and Midland Holdings Limited, a company registered in England and Wales. The results of Northern and Midland Holdings Limited are consolidated in these financial statements.

The group also owns 100% of the ordinary shares in Storecrown Joint Venture Limited, a property trading company. The results of Storecrown Joint Venture Limited are not considered material to warrant consolidation. The aggregate capital and reserves and the profit for the last relevant financial year was £1,836 and £62,558 respectively.

The group also owns 100% of the ordinary shares in the following dormant subsidiaries, all incorporated in England and Wales:

Storecrown Limited, Filston Properties Limited, Hazelgreen Properties Limited, Lakeheath Properties Limited, Landsouth Properties Limited, Barnville Properties Limited, Marshfield Properties Limited, N & M Stevenage Limited, Aceboune Properties Limited, Bridgeport Properties Limited, Storecrown (Tullibody) Limited and Fieldview Properties Limited

The group owns 50% of the ordinary shares in the following associated undertakings, all incorporated in England and Wales:

Hartstone Properties Limited, N & M Nelson Limited and Craigmere Property Developments Limited. Hartstone Properties Limited and N & M Nelson Limited are dormant.

Craigmere Property Developments Limited principal activity is property trading and development. The aggregate amount of capital and reserves and the profit of Craigmere Property Developments Limited for the last relevant financial year was £11,484 and £318,558 respectively.

Dormant subsidiaries and associated undertakings are not consolidated as these are not considered material.

For Storecrown Ltd, Storecrown (Tullibody) Ltd, N & M Stevenage Ltd, Aceboune Properties Ltd, Bridgeport Properties Ltd and N & M Nelson Ltd, the aggregate amount of capital and reserves for these undertakings for the last relevant financial year was £1.

For Filston Properties Ltd, Hazelgreen Properties Ltd, Lakeheath Properties Ltd, Landsouth Properties Ltd, Barnville Properties Ltd, Marshfield Properties Ltd, Fieldview Properties Ltd and Hartstone Properties Ltd, the aggregate amount of capital and reserves for these undertakings for the last relevant financial year was £2.

### 12 Stocks

|                     | Group     |           | Company |      |
|---------------------|-----------|-----------|---------|------|
|                     | 2015      | 2014      | 2015    | 2014 |
|                     | £         | £         | £       | £    |
| Properties for sale | 3,360,056 | 4,818,437 | -       | -    |

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2015

### 13 Debtors

|                                | Group          |                | Company  |          |
|--------------------------------|----------------|----------------|----------|----------|
|                                | 2015           | 2014           | 2015     | 2014     |
|                                | £              | £              | £        | £        |
| Trade debtors                  | 468,663        | 480,321        | -        | -        |
| Other debtors                  | 7,219          | 270,596        | -        | -        |
| Prepayments and accrued income | 8,939          | 9,566          | -        | -        |
|                                | <u>484,821</u> | <u>760,483</u> | <u>-</u> | <u>-</u> |

### 14 Creditors : amounts falling due within one year

|   | Group            |                  | Company       |               |
|---|------------------|------------------|---------------|---------------|
|   | 2015             | 2014             | 2015          | 2014          |
|   | £                | £                | £             | £             |
| Bank loans and overdrafts               | 1,670,072        | 334,084          | -             | -             |
| Trade creditors                         | 468,608          | 250,546          | -             | -             |
| Amounts owed to group undertakings      | 14,550           | -                | 1,622         | 622           |
| Amounts owed to participating interests | 1,097,847        | -                | -             | -             |
| Corporation tax                         | 443,131          | 383,283          | -             | -             |
| Taxes and social security costs         | 276,131          | 41,526           | -             | -             |
| Directors current accounts              | 69,089           | 158,183          | -             | -             |
| Other creditors                         | 639,470          | 4,445,632        | 23,240        | 14,616        |
| Accruals and deferred income            | 1,682,341        | 1,041,238        | -             | -             |
|   | <u>6,361,239</u> | <u>6,654,492</u> | <u>24,862</u> | <u>15,238</u> |

Security has been given in respect of the bank borrowings, and in respect of loans included within other creditors of £63,633 (2014 - £2,479,663). These are secured by fixed charges on the investment and trading properties.

The bank loans carry varying repayment terms with interest rates ranging from 3 months LIBOR plus margin up to 2.75% and one bank loan subject to a fixed rate of 4.5%.

Non-bank loans included within other creditors carry a rate of interest from 2.15% up to 7.02% and varying repayment terms.

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

### 15 Creditors : amounts falling due after more than one year

|  | Group             |                   | Company  |          |
|--|-------------------|-------------------|----------|----------|
|  | 2015              | 2014              | 2015     | 2014     |
|  | £                 | £                 | £        | £        |
| Bank loans   | 13,571,091        | 15,716,457        | -        | -        |
| Other creditors  | 342,805           | 406,333           | -        | -        |
|  | <u>13,913,896</u> | <u>16,122,790</u> | <u>-</u> | <u>-</u> |
| <b>Analysis of loans</b>                               |                   |                   |          |          |
| Not wholly repayable within five years by instalments: |                   |                   |          |          |
| Bank loans   | 12,989,966        | 14,856,302        | -        | -        |
| Other loans  | 88,273            | 153,827           | -        | -        |
| Wholly repayable within five years                     | 2,407,362         | 3,882,394         | -        | -        |
|  | <u>15,485,601</u> | <u>18,892,523</u> | <u>-</u> | <u>-</u> |
| Included in current liabilities                        | (1,571,705)       | (2,769,733)       | -        | -        |
|  | <u>13,913,896</u> | <u>16,122,790</u> | <u>-</u> | <u>-</u> |
| Instalments not due within five years                  | 13,078,239        | 15,010,129        | -        | -        |
|  | <u>13,078,239</u> | <u>15,010,129</u> | <u>-</u> | <u>-</u> |

The above loans are secured by fixed charges on the group's investment and trading properties.

The bank loans carry varying repayment terms with interest rates ranging from 3 months LIBOR plus margin up to 2.75% and one bank loan subject to a fixed rate of 4.5%.

Other creditors comprise non-bank loans carrying a rate of interest from 2.15% up to 7.02% and varying repayment terms.

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

### 16 Provisions for liabilities Group

Deferred  
taxation  
£

|                              |                |
|------------------------------|----------------|
| Balance at 1 October 2014    | 265,088        |
| Profit and loss account      | (14,136)       |
| Balance at 30 September 2015 | <u>250,952</u> |

The deferred tax liability is made up as follows:

|                                | Group          |                | Company  |          |
|--------------------------------|----------------|----------------|----------|----------|
|                                | 2015           | 2014           | 2015     | 2014     |
|                                | £              | £              | £        | £        |
| Accelerated capital allowances | <u>250,952</u> | <u>265,088</u> | <u>-</u> | <u>-</u> |

### 17 Pension and other post-retirement benefit commitments

#### Defined contribution

|   | 2015         | 2014         |
|---|--------------|--------------|
|   | £            | £            |
| Contributions payable by the group for the year | <u>9,279</u> | <u>6,923</u> |

### 18 Share capital

|                                    | 2015          | 2014          |
|------------------------------------|---------------|---------------|
|                                    | £             | £             |
| Allotted, called up and fully paid |               |               |
| 76,500 Ordinary shares of £1 each  | <u>76,500</u> | <u>76,500</u> |



# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 SEPTEMBER 2015

#### 19 Statement of movements on reserves

##### Group

|  | Share<br>premium<br>account<br>£ | Revaluation<br>reserve<br>£ | Other<br>reserves<br>(see below)<br>£ | Profit and<br>loss account<br>£ |
|--|----------------------------------|-----------------------------|---------------------------------------|---------------------------------|
| Balance at 1 October 2014  | 1,623,500                        | 21,346,113                  | 2,927,564                             | 13,370,674                      |
| Profit for the year  | -                                | -                           | -                                     | 1,674,463                       |
| Transfer of temporary deficit from<br>revaluation reserve to profit and loss account | -                                | 232,624                     | -                                     | (232,624)                       |
| Dividends paid   | -                                | -                           | -                                     | (180,000)                       |
| Revaluation during the year  | -                                | 9,300,542                   | -                                     | -                               |
| Balance at 30 September 2015   | <u>1,623,500</u>                 | <u>30,879,279</u>           | <u>2,927,564</u>                      | <u>14,632,513</u>               |

##### Other reserves

##### Reserves arising on consolidation

|  |                  |
|--|------------------|
| Balance at 1 October 2014 & at 30 September 2015 | <u>2,927,564</u> |
|--|------------------|

##### Company

|                              | Share<br>premium<br>account<br>£ | Profit and<br>loss account<br>£ |
|------------------------------|----------------------------------|---------------------------------|
| Balance at 1 October 2014    | 1,623,500                        | 859,328                         |
| Profit for the year          | -                                | 179,559                         |
| Dividends paid               | -                                | (180,000)                       |
| Balance at 30 September 2015 | <u>1,623,500</u>                 | <u>858,887</u>                  |

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

| 20 Reconciliation of movements in shareholders' funds | 2015       |  | 2014       |  |
|---|------------|--|------------|--|
|   | Group      |  | £          |  |
| Profit for the financial year                         | 1,674,463  |  | 1,483,331  |  |
| Dividends   | (180,000)  |  | (180,000)  |  |
|   | 1,494,463  |  | 1,303,331  |  |
| Other recognised gains and losses                     | 9,300,542  |  | 9,245,257  |  |
| Net addition to shareholders' funds                   | 10,795,005 |  | 10,548,588 |  |
| Opening shareholders' funds                           | 39,344,351 |  | 28,795,763 |  |
| Closing shareholders' funds                           | 50,139,356 |  | 39,344,351 |  |
|   | 2015       |  | 2014       |  |
|   | Company    |  | £          |  |
| Profit for the financial year                         | 179,559    |  | 180,015    |  |
| Dividends   | (180,000)  |  | (180,000)  |  |
| Net (depletion in)/addition to shareholders' funds    | (441)      |  | 15         |  |
| Opening shareholders' funds                           | 2,559,328  |  | 2,559,313  |  |
| Closing shareholders' funds                           | 2,558,887  |  | 2,559,328  |  |

## 21 Financial commitments

At 30 September 2015 the group had annual commitments under non-cancellable operating leases as follows:

|                            | Land and buildings |        |
|----------------------------|--------------------|--------|
|                            | 2015               | 2014   |
|                            | £                  | £      |
| Expiry date:               |                    |        |
| Within one year            | -                  | 18,000 |
| Between two and five years | 18,000             | -      |
|                            | 18,000             | 18,000 |

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

| 22 Directors' remuneration                                    | 2015<br>£      | 2014<br>£      |
|---|----------------|----------------|
| Remuneration for qualifying services                          | 390,381        | 228,504        |
| Company pension contributions to defined contribution schemes | 6,923          | 6,923          |
|   | <u>397,304</u> | <u>235,427</u> |

Remuneration disclosed above include the following amounts paid to the highest paid director:

|   |                |                |
|---|----------------|----------------|
| Remuneration for qualifying services                          | 346,631        | 182,092        |
| Company pension contributions to defined contribution schemes | 6,923          | 6,923          |
|   | <u>353,554</u> | <u>189,015</u> |

The number of directors for whom retirement benefits are accruing under defined contribution schemes amounted to 1 (2014- 1).

## 23 Employees

### Number of employees

The average monthly number of employees (including directors) during the year was:

|                               | 2015<br>Number | 2014<br>Number |
|-------------------------------|----------------|----------------|
| Management and administration | <u>16</u>      | <u>14</u>      |

### Employment costs

|                       | 2015<br>£        | 2014<br>£      |
|-----------------------|------------------|----------------|
| Wages and salaries    | 1,028,116        | 513,007        |
| Social security costs | 119,672          | 58,655         |
| Other pension costs   | 9,279            | 6,923          |
|                       | <u>1,157,067</u> | <u>578,585</u> |

## 24 Control

There is no ultimate controlling party.

# GOLDPALM LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2015

### 25 Related party relationships and transactions

#### Dividends to Directors

The following directors were paid dividends during the year as outlined in the table below:

|             | 2015          | 2014          |
|-------------|---------------|---------------|
|             | £             | £             |
| N. Goldberg | 14,824        | 14,824        |
| P. Goldberg | 11,247        | 11,247        |
|             | <u>26,071</u> | <u>26,071</u> |

#### Group

During the year the group entered into the following material transactions with related parties:

- £37,847 (2014 - £44,111) loan interest paid to Craigmere Property Developments Limited. At the balance sheet date creditors falling due within one year include £1,097,847 (2014 - £1,170,000) due to Craigmere Property Developments Limited. The director, P Goldberg, is also a director of Craigmere Property Developments Limited which is owned 50% by the shareholders of Goldpalm Limited and 50% by Northern and Midland Holdings Limited;

- £Nil (2014 - £20,447) loan interest paid to the grandchildren of Mr N Goldberg and Mrs H Goldberg. The grandchildren are also shareholders of Goldpalm Limited. The amount due to the grandchildren at the balance sheet date and included in creditors falling due within one year was £312,000 (2014 - £390,000);

- £4,721 (2014 - £10,132) loan interest charged by Mr N Goldberg, a director of the company, in respect of the credit balance on his loan account which at the balance sheet date totalled £69,089 (2014 - £158,183).

During the year the company purchased a trading property for a sum of £321,297 (2014 - £Nil) from Storecrown Joint Venture Limited, now a 100% wholly owned subsidiary. It also received a dividend of £65,000 (2014 - £Nil). At the balance sheet date creditors due within one year include £14,551 (2014-£Nil) due to Storecrown Joint Venture Limited. In the previous year Storecrown Joint Venture Limited was a 50% owned undertaking and debtors included £240,899 due from Storecrown Joint Venture Limited.

#### Company

The company has taken advantage of the exemption available in FRS 8 "Related party disclosures" whereby it has not disclosed transactions with any wholly owned subsidiary undertaking.

At the balance sheet date, other creditors falling due within one year include £20,725 (2014- £12,101) due to the shareholders.