

COMPANY REGISTRATION NUMBER: 03384712

METROPOLITAN (E.M.) LIMITED
UNAUDITED FINANCIAL STATEMENTS
31 DECEMBER 2018



METROPOLITAN (E.M.) LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2018

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METROPOLITAN (E.M.) LIMITED

DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2018

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2018.

The company has been dormant as defined in section 1169 of the Companies Act 2006 throughout the year. It is anticipated that the company will remain dormant for the foreseeable future.

DIRECTORS

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

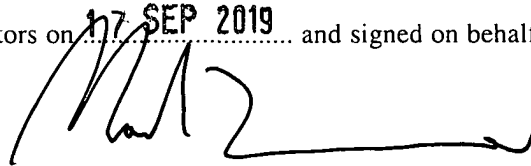
B S E Freshwater

D Davis

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 17 SEP 2019 and signed on behalf of the board by:



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

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

METROPOLITAN (E.M.) LIMITED
PROFIT AND LOSS ACCOUNT AND OTHER COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2018

	Note	2018 £	2017 £
Net valuation deficit on investment property		—	(40,000)
OPERATING LOSS		—	(40,000)
LOSS BEFORE TAXATION		—	(40,000)
Taxation on ordinary activities		—	—
LOSS FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME		—	(40,000)

All the activities of the company are from continuing operations.

No significant accounting transactions as defined by section 1169 of the Companies Act 2006 occurred in the current year.

The notes on pages 4 to 7 form part of these financial statements.

METROPOLITAN (E.M.) LIMITED**BALANCE SHEET****31 DECEMBER 2018**

	Note	2018 £	£	2017 £	£
CURRENT ASSETS					
Debtors	5	2		2	
CREDITORS: amounts falling due within one year	6	<u>(40,000)</u>		<u>(40,000)</u>	
NET CURRENT LIABILITIES			<u>(39,998)</u>		<u>(39,998)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(39,998)</u>		<u>(39,998)</u>
CAPITAL AND RESERVES					
Called up share capital	7		2		2
Profit and loss account	8		<u>(40,000)</u>		<u>(40,000)</u>
TOTAL EQUITY			<u>(39,998)</u>		<u>(39,998)</u>


These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

For the year ending 31 December 2018 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements 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 financial statements.

These financial statements were approved by the board of directors and authorised for issue on 17 SEP 2019, and are signed on behalf of the board by:


B S E Freshwater
Director

Company registration number: 03384712

The notes on pages 4 to 7 form part of these financial statements.

METROPOLITAN (E.M.) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2018

1. GENERAL INFORMATION

Metropolitan (E.M.) 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 presentation currency of these financial statements is sterling.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with the provisions applicable to companies subject to the small companies' regime and voluntarily adopting the disclosure requirements of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. ACCOUNTING POLICIES

Basis of preparation

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 Metropolitan Properties Company Limited, the company's immediate parent undertaking. The Metropolitan Properties Company Limited group has considerable financial resources together with a large property portfolio and access to credit facilities. Metropolitan Properties Company Limited has provided the company with an undertaking that, for at least 12 months from the date of approval of these financial statements, it 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 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 10.

METROPOLITAN (E.M.) LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 31 DECEMBER 2018

3. ACCOUNTING POLICIES *(continued)*

Disclosure exemptions

The Company's immediate parent undertaking, Metropolitan Properties Company Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of Metropolitan Properties Company Limited are prepared in accordance with FRS102 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 this FRS) and has applied the exemptions available under FRS102 in respect of the following disclosures:

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

Dormant status

The company is dormant as defined by section 1169 of the Companies Act 2006. The company received no income and incurred no expenditure during the current year.

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 FRS102 in order to dispense with the requirements to disclose transactions with other companies in the Metropolitan Properties Company Limited group.

METROPOLITAN (E.M.) LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 31 DECEMBER 2018

4. INVESTMENT PROPERTY

The company owns the leasehold property in the roofspace above Evelyn Mansions.

	Total £
Fair Value	
At 1 January 2018 and 31 December 2018	—
Carrying amount at 31 December 2018	—
Carrying amount at 31 December 2017	—
	<u>—</u>

An independent professional revaluation of the Company's property was carried out at 31 December 2018 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The revaluation figure is based on open market value assessed in accordance with the RICS Valuation - Professional Standards (2014).

Historical cost model

The historical cost of investment property at 31 December 2018 is £40,000 (2017: £40,000).

5. DEBTORS

	2018 £	2017 £
Other debtors	<u>2</u>	<u>2</u>

All debtors are repayable within one year or are repayable on demand.

6. CREDITORS: amounts falling due within one year

	2018 £	2017 £
Amounts owed to group undertakings	<u>40,000</u>	<u>40,000</u>

Amounts owed to group undertakings are interest-free sterling loans repayable on demand.

7. CALLED UP SHARE CAPITAL

Issued, called up and fully paid

	2018		2017	
	No.	£	No.	£
Ordinary shares of £1 each	<u>2</u>	<u>2.00</u>	<u>2</u>	<u>2.00</u>

8. CAPITAL AND RESERVES

Called-up share capital represents the nominal value of shares that have been issued.

Profit and loss account includes all current and prior period retained profits and losses.

METROPOLITAN (E.M.) LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 31 DECEMBER 2018

9. PARENT COMPANY AND CONTROLLING PARTY

The company is controlled by its immediate parent undertaking, Metropolitan Properties Company Limited, a company registered in England and Wales.

The parent undertaking of the largest group of undertakings for which group financial statements are drawn up is Centremanor Limited, a company registered in England and Wales.

The parent undertaking of the smallest group of undertakings for which group financial statements are drawn up is Metropolitan Properties Company Limited, a company registered in England and Wales.

Copies of these financial statements can be obtained from the following address:

Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

The ultimate parent undertaking is Linnet Limited, a company incorporated in the Isle of Man and controlled by trusts.

10. ACCOUNTING ESTIMATES AND JUDGEMENTS

Property valuations

The valuation of the company's investment property is inherently subjective, depending on many factors, including the individual nature of the property, its location and expected future net rental values, market yields and comparable market transactions. Therefore the valuation is subject to a degree of uncertainty and is 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 3 above, the company's property was valued by external valuers with appropriate qualifications and experience.