

**TOP MARKETS (SUSSEX) LIMITED**

**Financial statements**

**31 May 2016**

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# TOP MARKETS (SUSSEX) LIMITED

## Financial statements

Year ended 31 May 2016

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# TOP MARKETS (SUSSEX) LIMITED

## Officers and professional advisers

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<b>The board of directors</b>	S Zakay M Kingston
<b>Company secretary</b>	C F Moharm
<b>Registered office</b>	55 Baker Street, London, W1U 7EU
<b>Auditor</b>	BDO LLP 55 Baker Street London W1U 7EU
<b>Bankers</b>	Barclays Bank Plc Pall Mall Corporate Group 50 Pall Mall London SW1A 1QA

# TOP MARKETS (SUSSEX) LIMITED

## Directors report

Year ended 31 May 2016

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

### Principal activities

The entity is a private company, limited by shares and incorporated in England and Wales. The principal activity is that of property investment. The result for the year is shown on page 6.

As explained in note 2 to the financial statements, on 11 April 2014, the company's lending bank appointed Law of Property Act Receivers to administer the company's investment property with the objective of securing repayment of the company's bank loan and releasing the liabilities associated with the company cross guaranteeing the borrowings of other group companies. The total bank borrowings which were secured under the cross guarantee were approximately £310m. The records provided by the Receiver indicate that all of the properties charged in respect of the cross guarantee have been sold, the net proceeds of which have been used to repay liabilities arising under the cross guarantee. The net proceeds which have reported by the Receiver on sale of the properties was not sufficient to repay the bank loan and the remaining cross guarantee liability is expected to significantly exceed the value of any remaining assets available to make repayment.

As a result of this the directors are unable to presume that the company will continue to be a going concern. As explained in note 2 to the financial statements, the directors do not believe the going concern basis to be appropriate and therefore these financial statements have not been prepared on a going concern basis.

### Directors

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

S Zakay

M Kingston

R W Jones

(Resigned 9 July 2015)

### Change in financial reporting framework

This is the first set of financial statements prepared by Top Markets (Sussex) Limited in accordance with accounting standards issued by the Financial Reporting Council including FRS102, the Financial Reporting Standard applicable in the UK and Republic of Ireland ('FRS102 Section 1A, Smaller Entities'). The company transitioned from previously extant UK GAAP to FRS102 Section 1A, Smaller Entities as at 1 June 2014. Refer to the 'Transition to FRS102' note for further details.

### 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) including Financial Reporting Standard 102 section 1A, Smaller Entities, "The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)". 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. As explained in note 2 to the financial statements the directors do not believe the going concern basis to be appropriate and therefore these financial statements have not been prepared on a going concern basis.

# TOP MARKETS (SUSSEX) LIMITED

Directors report *(continued)*

Year ended 31 May 2016

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## Directors responsibilities *(continued)*

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.

As explained in Note 2 to the financial statements, on 11 April 2014 the company breached its bank loan covenants and as a result of this the lender appointed Law of Property Act Receivers. Since that time, some of the company's accounting records were held by the Receiver. Owing to the fact that the directors have been provided with limited information from the Receiver and the directors did not have access to all of the company's accounting records, they have prepared the financial statements on the basis of information which has been filed at Companies House by the Receiver. This information may not be complete and therefore the company's accounting records would not be accurate. The directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) on the basis of the information available however because the accounting records may not be complete, the financial statements may not 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 year.

## Auditor

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

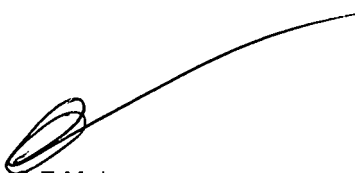
- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of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

The company has dispensed with the obligation to appoint auditors annually. BDO LLP have expressed their willingness to continue in office.

## 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 23 February 2017 and signed on behalf of the board by:



C F Moharm  
Company Secretary

# TOP MARKETS (SUSSEX) LIMITED

## Independent auditor's report to the shareholders of Top Markets (Sussex) Limited

Year ended 31 May 2016

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We were engaged to audit the financial statements of Top Markets (Sussex) Limited for the year ended 31 May 2016 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes. 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 shareholders, 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 shareholders 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 shareholders 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 Financial Reporting Council's (FRC'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 FRC's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### Basis for disclaimer of opinion on financial statements

In seeking to form our opinion on the financial statements, we have considered the implications of the significant uncertainties associated with the completeness of accounting transactions and matters disclosed in the financial statements concerning the following matters:

- On 11 April 2014 the company's lending bank appointed Law of Property Act Receivers to administer the company's investment property assets with the objective of securing repayment of the company's bank loan and releasing the liabilities associated with the company cross guaranteeing the borrowings of other group companies. The potential liability of the company arising from it cross guaranteeing the borrowing of other group companies cannot be quantified until all of the assets and liabilities have been realised within each of the group companies which are included in the cross guarantee. The total borrowings secured under the cross guarantee were approximately £310m. The records provided by the Receiver indicate that all of the properties charged in respect of the cross guarantee have been sold, the net proceeds of which will have been used to repay liabilities arising under the cross guarantee. The remaining cross guarantee liability is expected to significantly exceed the value of the remaining assets available to make repayment.
- From the date that the Receivers were appointed the directors have not had access to the company's records in relation to the property and have therefore prepared the financial statements on the basis of information which has been filed at Companies House by the Receiver. This information may not be complete and therefore the company's accounting records would not be accurate.

Owing to the fact that the company's accounting records in respect of the property are with the receiver and that the directors have been provided with limited information from the receiver, audit evidence available to us was limited and we have not been able to complete our audit procedures in respect of the matters listed above.

### Disclaimer of opinion on financial statements

Because of the significance of the matter described in the basis for disclaimer of opinion on financial statements paragraph, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly we do not express an opinion on the financial statements.

# TOP MARKETS (SUSSEX) LIMITED

Independent auditor's report to the shareholders of Top Markets (Sussex) Limited *(continued)*

Year ended 31 May 2016

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## Emphasis of matter

We have considered the adequacy of the disclosures made in note 2 to the financial statements concerning the company's ability to continue as a going concern. As a result of the appointment of Law of Property Act Receivers on 11 April 2014, the directors are unable to presume that the company will continue to be a going concern and therefore these financial statements have not been prepared on a going concern basis.

## Opinion on other matter prescribed by the Companies Act 2006

Notwithstanding our disclaimer of opinion on the financial statements, in our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Based on our knowledge and understanding of the company and its environment obtained during the course of the audit we have identified no material misstatements in the directors report.

## Matters on which we are required to report by exception

In respect solely of the limitation on our work relating to the company's accounting records in respect of the investment property being in the hands of the Receiver as described above:

- we have not obtained all the information and explanations that we considered necessary for the purpose of our audit; and
- we were unable to determine whether adequate accounting records had been kept.

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:

- 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
- the directors were not entitled to take advantage of the small companies' exemption in preparing the Directors' Report and to the exemption from the requirement to prepare a Strategic Report.

BDO LLP

Richard Levy (Senior Statutory Auditor)

For and on behalf of  
BDO LLP  
55 Baker Street  
London  
W1U 7EU

23 February 2017

BDO LLP is a Limited Liability Partnership registered in England and Wales (with registered no. OC305127).

# TOP MARKETS (SUSSEX) LIMITED

## Statement of comprehensive income

Year ended 31 May 2016

	Note	2016 £	2015 £
<b>Turnover</b>	<b>4</b>	–	634,445
<b>Gross profit</b>		–	634,445
Administrative expenses		(16,886)	(5,717)
Provision for group doubtful debts		(200,678)	(181,800)
Gain on disposal of investment property		–	1,157,257
Other operating income	<b>5</b>	–	2,632
<b>Operating (loss)/profit</b>	<b>6</b>	<b>(217,564)</b>	1,606,817
Other interest receivable and similar income		<b>201,730</b>	182,558
Interest payable and similar charges	<b>9</b>	–	(721,852)
<b>(Loss)/profit on ordinary activities before taxation</b>		<b>(15,834)</b>	1,067,523
Tax on (loss)/profit on ordinary activities	<b>10</b>	–	112,437
<b>(Loss)/profit for the financial year and total comprehensive income</b>		<b>(15,834)</b>	1,179,960

All the activities of the company are from discontinued operations.

The notes on pages 9 to 14 form part of these financial statements.



# TOP MARKETS (SUSSEX) LIMITED

## Statement of financial position

31 May 2016

	Note	2016 £	2015 £
<b>Current assets</b>			
Debtors	11	2,864,394	2,883,606
Creditors: amounts falling due within one year	12	(913,659)	(917,037)
<b>Net current assets</b>		<b>1,950,735</b>	<b>1,966,569</b>
<b>Total assets less current liabilities</b>		<b>1,950,735</b>	<b>1,966,569</b>
<b>Net assets</b>		<b>1,950,735</b>	<b>1,966,569</b>
<b>Capital and reserves</b>			
Called up share capital	14	1,000	1,000
Profit and loss account	15	1,949,735	1,965,569
<b>Shareholders funds</b>		<b>1,950,735</b>	<b>1,966,569</b>

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

These financial statements were approved by the board of directors and authorised for issue on 23 February 2017, and are signed on behalf of the board by:



Szakay  
Director

Company registration number: 03787481

The notes on pages 9 to 14 form part of these financial statements.

# TOP MARKETS (SUSSEX) LIMITED

## Statement of changes in equity

Year ended 31 May 2016

	Called up share capital £ 1,000	Profit and loss account £ 785,609	<b>Total £ 786,609</b>
<b>At 1 June 2014</b>			
Profit for the year	–	1,179,960	1,179,960
<b>Total comprehensive income for the year</b>	–	1,179,960	1,179,960
<b>At 31 May 2015</b>	1,000	1,965,569	<b>1,966,569</b>
Loss for the year	–	(15,834)	<b>(15,834)</b>
<b>Total comprehensive income for the year</b>	–	(15,834)	<b>(15,834)</b>
<b>At 31 May 2016</b>	1,000	1,949,735	<b>1,950,735</b>

The notes on pages 9 to 14 form part of these financial statements.

# TOP MARKETS (SUSSEX) LIMITED

## Notes to the financial statements

Year ended 31 May 2016

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### 1. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, Smaller Entities, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

This is the first set of financial statements prepared by Top Markets (Sussex) Limited in accordance with the accounting standards issued by the Financial Reporting Council, including FRS102 'The Financial Reporting Standard applicable to the UK and Republic of Ireland ("FRS102")'.

### 2. Accounting policies

#### Basis of preparation

On 11 April 2014 the company's lending bank appointed Law of Property Act Receivers to administer the company's investment property with the objective of securing repayment of the company's bank loan and releasing the liabilities associated with the company cross guaranteeing the borrowings of other group companies.

From the date that the Receivers were appointed the directors have not had access to the company's records in relation to its investment property nor have they had control of these assets or received the income from these assets. Because the directors have not had access to the company's records in relation to its investment properties, the directors may therefore not be aware of material transactions after 11 April 2014 which could require adjustment to amounts in the financial statements or require additional disclosures. Furthermore, due to the terms of the cross guarantee any profits earned by the company will be paid to the Receiver under the terms of that agreement.

As the directors have not had access to the company's records they have relied upon information which has been filed at Companies House by the Receiver. This information may not be complete and therefore the company's accounting records would not be accurate.

As a result of the remaining cross guarantee liability being expected to significantly exceed the value of the remaining assets available to make repayment and that the company is in Receivership (with our expectation being that when the process is complete it is likely that the companies will cease trading and be liquidated), the directors have concluded that it is not appropriate to adopt a going concern basis of preparation in these financial statements. This has not resulted in adjustment to the carrying amounts of assets and liabilities included in the financial statements.

#### Basis of measurement

The financial statements have been prepared on a historical cost basis, except for the following items:

- Financial instruments

The preparation of financial statements in compliance with FRS 102 Section 1A Small Entities requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the accounting policies.

#### Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 section 1A, Smaller Entities as at 1 June 2014. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 19.

#### Disclosure exemptions

The company satisfies the criteria of being a qualifying entity as defined in FRS102 Section 1A. As such, advantage has been taken of the following disclosure exemptions under FRS102 Section 1A.

No Statement of Cash Flow has been presented.

# TOP MARKETS (SUSSEX) LIMITED

## Notes to the financial statements *(continued)*

Year ended 31 May 2016

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### 2. Accounting policies *(continued)*

#### Revenue recognition

Turnover represents net rental and related income receivable less value added tax.

#### Current and deferred tax

The tax expense is made up of current and deferred tax. Tax expense is recognised in profit and loss, except tax attributable to an income or expense recognised as other comprehensive income or recognised directly in equity, which is recognised as other comprehensive income or directly to equity as appropriate.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date except that the recognition of deferred tax assets is limited to the extent that the company anticipates making sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

Current and deferred tax is calculated using the tax rates and laws enacted or substantively enacted by the reporting date.

#### Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

#### Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form.

Financial liabilities that are not classified as financial instruments are recorded at transaction cost. All changes to transaction cost are recognised in profit and loss account.

#### Financial Assets

Financial assets are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit and loss account immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

# TOP MARKETS (SUSSEX) LIMITED

Notes to the financial statements (continued)

Year ended 31 May 2016

	2016 £	2015 £
<b>3. Judgements and key sources of estimation uncertainty</b>		
<p>The preparation of financial statements in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, requires the use of certain critical accounting estimates and judgements. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Although these estimates are based on Directors' best knowledge of the amount, event or actions, actual results may differ from those estimates. The following is intended to provide an understanding of the policies that the Directors' consider critical because of the level of complexity, judgement or estimation involved in their application and their impact on the financial statements.</p>		
<b>Recoverability of debtors</b>		
<p>The recoverability of debtors is assessed based on factors specific to each individual debtor.</p>		
<b>4. Turnover</b>		
<p>Turnover is wholly attributable to the principal activity of the company and arises solely within the United Kingdom.</p>		
<b>5. Other operating income</b>		
	2016 £	2015 £
Other operating income	<u>–</u>	<u>2,632</u>
<b>6. Operating profit</b>		
<p>Operating profit or loss is stated after crediting:</p>		
	2016 £	2015 £
Gains on disposal of tangible assets	<u>–</u>	<u>(1,157,257)</u>
<p>Audit fees are borne by a fellow subsidiary of the group.</p>		
<b>7. Particulars of employees</b>		
<p>There were no persons employed by the company in the year (2015: nil).</p>		
<b>8. Directors</b>		
<p>No director received any emoluments during the year (2015: £nil).</p>		
<b>9. Interest payable and similar charges</b>		
	2016 £	2015 £
Interest on banks loans and overdrafts	–	446,270
Early loan repayment fees	–	275,582
	<u>–</u>	<u>721,852</u>

# TOP MARKETS (SUSSEX) LIMITED

## Notes to the financial statements *(continued)*

Year ended 31 May 2016

### 10. Tax on (loss)/profit on ordinary activities *(continued)*

	2016 £	2015 £
<b>Deferred tax:</b>		
Origination and reversal of timing differences	–	(112,437)
<b>Tax on (loss)/profit on ordinary activities</b>	<u>–</u>	<u>(112,437)</u>

No taxation charge arises on the profit for the year.

#### Reconciliation of tax income

The tax assessed on the loss on ordinary activities for the year is the same as (2015: lower than) the standard rate of corporation tax in the UK of 20% (2015: 20.83%).

	2016 £	2015 £
(Loss)/profit on ordinary activities before taxation	<u>(15,834)</u>	<u>1,067,523</u>
(Loss)/profit on ordinary activities by rate of tax	–	222,396
Effect of expenses not deductible for tax purposes	–	1,058
Group relief	–	(36,349)
Transfer pricing adjustments	–	53,985
Profit on disposal of fixed assets	–	(241,090)
<b>Tax on (loss)/profit on ordinary activities</b>	<u>–</u>	<u>–</u>

### 11. Debtors

	2016 £	2015 £
Corporation tax recoverable	<b>18,274</b>	18,274
Amounts held by the Receiver	<b>2,844,770</b>	2,863,982
Other debtors	<b>1,350</b>	1,350
	<u><b>2,864,394</b></u>	<u>2,883,606</u>

Amounts due from fellow subsidiaries bear no interest and are recoverable on demand.

The loan owed by a fellow subsidiary bears no interest and £2,600,000 (2015:£2,600,000) is receivable in May 2018 as a lump sum. Effective interest is charged at 10.38% pa. This amount has been fully provided against at 31 May 2016 and 31 May 2015.

Amounts held by the Receiver is the net balance of receipts and payment transactions reported by the Receiver and include any excess of proceeds from sale of the property less bank loan repaid to lender.

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

	2016 £	2015 £
Amounts owed fellow subsidiaries	<b>8,882</b>	8,882
Social security and other taxes	<b>69,183</b>	72,561
Other creditors	<b>835,594</b>	835,594
	<u><b>913,659</b></u>	<u>917,037</u>

Amounts due to fellow subsidiaries bear no interest and are repayable on demand.

# TOP MARKETS (SUSSEX) LIMITED

## Notes to the financial statements (continued)

Year ended 31 May 2016

### 13. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2016 £	2015 £
<b>Financial assets</b>		
Financial assets that are debt instruments measured at amortised cost	<u>2,846,120</u>	<u>2,865,332</u>
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost	<u>844,476</u>	<u>844,476</u>

Financial assets measured at amortised cost comprise amounts held by the Receiver and other debtors.

Financial liabilities measured at amortised cost comprise other creditors and amounts owed to group undertakings.

### 14. Called up share capital

Issued, called up and fully paid

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

### 15. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

### 16. Contingencies

The company has cross guaranteed the borrowing of several other group companies. The potential liability of the company arising from it cross guaranteeing the borrowing of other group companies cannot be quantified until all of the assets and liabilities have been realised within each of the group companies which are included in the cross guarantee. The total borrowings secured under the cross guarantee were approximately £310m. The records provided by the Receiver indicate that all of the properties charged in respect of the cross guarantee have been sold, the net proceeds of which have been used to repay liabilities arising under the cross guarantee. The records provided by the Receiver indicate that some of the charged assets have been sold for a profit however we anticipate that the remaining cross guarantee liability is expected to significantly exceed the value of the remaining assets available to make repayment.

### 17. Related party transactions

As at 31 May 16 an amount of £8,882 (2015: £8,882) was due to fellow subsidiaries of Topland Holdings Group Limited.

A loan with a fair value of £2,133,261 (2015: £1,932,583) was due from a fellow subsidiary. The loan terms and further details are in note 11. The amounts were fully provided against at 31 May 2016 and 31 May 2015.

# TOP MARKETS (SUSSEX) LIMITED

Notes to the financial statements (continued)

Year ended 31 May 2016

## 18. Controlling party

The largest group in which the results of the company are consolidated is that headed by Topland Group Holdings Limited, a company incorporated in the British Virgin Islands.

The smallest group in which they are consolidated is that headed by Topland Group Plc, a company incorporated in England and Wales.

The immediate parent company is Topland Group Plc. The ultimate parent company and controlling party is Topland Group Holdings International Limited, a company incorporated in the British Virgin Islands.

## 19. Transition to FRS 102

These are the first financial statements that comply with FRS 102 section 1A, Smaller Entities. The company transitioned to FRS 102 section 1A, Smaller Entities on 1 June 2014.

Until the 31 May 2015 the Company reported under previous UK GAAP. The changes to previously reported profit and equity are noted in the table and explanatory notes.

Company		Profit/(Loss) for the year ended	Equity as at
	Note	31 May 2015	31 May 2015
		£	£
<b>As stated under former UK GAAP</b>			
		3,499,046	4,566,569
<b>Transitional adjustments</b>			
Deferred tax recognised on revaluation of investment property	a	(112,437)	–
Recognition of group loans receivable at present value at inception	b	(1,436,299)	(1,436,299)
Effective interest receivable on interest free group loans	b	587,083	768,883
Adjustment to provisions against group balances receivable	b	(1,750,784)	(1,932,584)
<b>As stated in accordance with FRS 102</b>		<u>786,609</u>	<u>1,966,569</u>

Explanation of changes to previously reported profit and equity:

(a) FRS 102 requires that deferred tax be recognised on revaluations of investment property. This was not required under previous UK GAAP unless there was a binding agreement to sell the revalued asset and the gains or losses expected to arise on sale had been recognised. This change has been retrospectively applied, leading to the recognition of additional deferred tax liabilities at the date of transition and to change the deferred tax charge in the comparative period

(b) FRS 102 requires that intergroup loans that are repayable after one year, and that are not interest bearing or bear interest at below market rate, be remeasured at present value. Subsequently such loans are held at amortised cost. Under previous UK GAAP, the group's accounting policy for long term intergroup loans was to measure them at cost less impairments. The effect of the change has been to decrease the value of initial recognition of the loan and to increase the annual interest payable on the loan.