Registered number: 04152665

DOMAINE DEVELOPMENTS LIMITED

Annual report and financial statements

For the Year Ended 31 March 2018

DOMAINE DEVELOPMENTS LIMITED

Contents

DOMAINE DEVELOPMENTS LIMITED

Company Information

Directors	D. Pearson J. Mulryan S. Mulryan
Company secretary	D. Pearson
Registered number	04152665
Registered office	4th Floor 161 Marsh Wall London E14 9SJ
Independent auditors	KPMG, Statutory Auditor Chartered Accountants 1 Stokes Place St Stephen's Green Dublin 2 Ireland
Solicitors	Howard Kennedy No. 1 London Bridge London SE1 9BG

DOMAINE DEVELOPMENTS LIMITED

Strategic report
For the Year Ended 31 March 2018

Introduction

The directors present their strategic report for the year ended 31 March 2018.

Business review

During the year the company sold the leasehold interest to part of the land at the Embassy Gardens Phase 3 Site next to the new Embassy of the United States of America in Nine Elms, Battersea, to a related party. The acquiring company, Ballymore One Embassy Gardens Limited, purchased the land for £38.5 million. Both Domaine Developments Limited and Ballymore One Embassy Gardens Limited are in the same group of companies which is ultimately owned by Mr S. Mulryan (note 18).

Principal risks and uncertainties

The directors consider that the principal risks and uncertainties faced by the company are in the following categories:

Financial risk

Lack of suitable funding either from the group or customer perspective may affect the availability of development and working capital finance in the property sector as well as impacting prospective property purchasers. The Directors are working closely with the Ballymore group's key stakeholders in order to mitigate the impact of these factors on the company's financial position.

Economic risk

The house building industry is sensitive to the macroeconomic environment internationally, nationally and regionally which impacts interest rates and world-wide consumer confidence.

As such, the following represent the primary economic risks to the company:

The risk relating to the availability of finance, and ongoing liquidity and interest rate movements having an adverse impact on property markets.

These risks are managed by due consideration of the interest rate environment, business planning and strict cost control.

Market risk

The directors manage market risk through careful attention to residential and commercial property markets and through appropriate business planning and pricing.

This report was approved by the board on 23 July 2018 and signed on its behalf.

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D. Pearson
Director

Directors' report
For the Year Ended 31 March 2018

The directors present their report and the financial statements for the year ended 31 March 2018.

Directors' responsibilities statement

The directors are responsible for preparing the Strategic report, 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgments 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 company will continue in business.

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

Results and dividends

The profit for the year, after taxation, amounted to £5,584,198 *(2017 - £8,281,466)*.

No dividends were declared for the year ended 31 March 2018 (*2017 - £NIL*).

Directors

The directors who served during the year were:

D. Pearson
J. Mulryan
S. Mulryan

Future developments

The company's principal activity of property development is not expected to change in the future.

Directors' report (continued)
For the Year Ended 31 March 2018

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Post balance sheet events

There have been no significant events affecting the company since the year end.

Auditors

Under Section 487(2) of the Companies Act 2006, KPMG, Statutory Auditor will be deemed to have been reappointed as auditors 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

This report was approved by the board on 23 July 2018 and signed on its behalf.

D. Pearson
Director

KPMG

Independent auditor's report to the members of Domaine Developments Limited

1 Report on the audit of the financial statements

Opinion

We have audited the financial statements of Domaine Developments Limited ('the Company') for the year ended 31 March 2018, which comprise the Profit and loss account, the Balance sheet, the Statement of changes in equity and related notes, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is UK Law and FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland.*

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been properly prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with ethical requirements that are relevant to our audit of financial statements in the UK, including the Financial Reporting Council (FRC)'s Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We have nothing to report on going concern

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

Other information

The directors are responsible for the other information presented in the Annual Report together with the financial statements. The other information comprises the information included in the strategic and directors' report. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work we have not identified material misstatements in the other information.

KPMG

Independent auditor's report to the members of Domaine Developments Limited (continued)

Based solely on our work on the other information;

- we have not identified material misstatements in the directors' report or the strategic report;
- in our opinion, the information given in the directors' report and the strategic report is consistent with the financial statements;
- in our opinion, the directors' report and the strategic report have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report on these matters/in regard to these matters.

2 Respective responsibilities and restrictions on use

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements including being satisfied that they give a true and fair view. They are also responsible for: such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

KPMG

Independent auditor's report to the members of Domaine Developments Limited (continued)

The purpose of our audit work and to whom we owe our responsibilities

Our 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 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 members, as a body, for our audit work, for this report, or for the opinions we have formed.

C Mullen (Senior statutory auditor)

for and on behalf of
KPMG, Statutory Auditor

Chartered Accountants

1 Stokes Place
St Stephen's Green
Dublin 2
Ireland

24 July 2018

DOMAINE DEVELOPMENTS LIMITED

Profit and loss account
For the Year Ended 31 March 2018

	Note	2018 £	2017 £
Turnover	4	39,000,103	*2,040,004*
Cost of sales		(34,016,900)	*1,690,348*
Gross profit		**4,983,203**	*3,730,352*
Administrative expenses		(649,708)	*(1,083,181)*
Release of provision for impairment of stock		1,000,000	*4,000,000*
Operating profit	5	**5,333,495**	*6,647,171*
Income from other fixed asset investments	6	-	*3,493,908*
Amounts written off investments	10	(50)	*(2,490,613)*
Interest receivable and similar income	7	595,402	*1,663,403*
Interest payable and similar expenses	8	-	*(1,032,403)*
Profit before tax		**5,928,847**	*8,281,466*
Tax on profit	9	(344,649)	*-*
Profit for the financial year		**5,584,198**	*8,281,466*

All amounts relate to continuing operations.

The company had no other comprehensive income in the financial year or the previous financial year and therefore, no statement of other comprehensive income is provided.

DOMAINE DEVELOPMENTS LIMITED
Registered number: 04152665

Balance sheet
As at 31 March 2018

	Note	2018 £	2017 £
Fixed assets			
Investments	10	**10,752**	*10,802*
Investment property	11	**1**	-
		10,753	*10,802*
Current assets			
Stock	12	**14,774,852**	*49,342,304*
Debtors	13	**761,327**	*12,078,893*
Cash at bank and in hand		**13,139**	*150,513*
		15,549,318	*61,571,710*
Creditors: amounts falling due within one year	14	**(92,780,804)**	*(144,387,443)*
Net current liabilities		**(77,231,486)**	*(82,815,733)*
Total assets less current liabilities		**(77,220,733)**	*(82,804,931)*
Creditors: amounts falling due after more than one year	15	**(6,000,000)**	*(6,000,000)*
Net liabilities		**(83,220,733)**	*(88,804,931)*
Capital and reserves			
Called up share capital	16	**1**	*1*
Profit and loss account		**(83,220,734)**	*(88,804,932)*
		(83,220,733)	*(88,804,931)*

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 23 July 2018.

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D. Pearson
Director

The notes on pages 11 to 22 form part of these financial statements.

DOMAINE DEVELOPMENTS LIMITED

Statement of changes in equity
For the Year Ended 31 March 2018

	Share capital	Retained earnings	Total equity
	£	£	£
At 1 April 2017	1	(88,804,932)	(88,804,931)
Comprehensive income for the year			
Profit for the year	-	5,584,198	5,584,198
Total comprehensive income for the year	-	5,584,198	5,584,198
Total transactions with owners	-	-	-
At 31 March 2018	1	(83,220,734)	(83,220,733)

Statement of changes in equity
For the Year Ended 31 March 2017

	Share capital	Retained earnings	Total equity
	£	£	£
At 1 April 2016	1	(97,086,398)	(97,086,397)
Comprehensive income for the year			
Profit for the year	-	8,281,466	8,281,466
Total comprehensive income for the year	-	8,281,466	8,281,466
Total transactions with owners	-	-	-
At 31 March 2017	1	(88,804,932)	(88,804,931)

The notes on pages 11 to 22 form part of these financial statements.

Notes to the financial statements
For the Year Ended 31 March 2018

1. General information

Domaine Developments Limited is a company limited by shares and incorporated and domiciled in the UK.

2. Accounting policies

Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The company's functional and presentational currency is GBP.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d).

This information is included in the consolidated financial statements of Ballymore Limited as at 31 March 2018 and these financial statements may be obtained from 4th Floor, 161 Marsh Wall, London E14 9SJ.

Going concern

Notwithstanding having net liabilities of £83,220,733 at 31 March 2018, the financial statements of the company are prepared on the going concern basis, which the directors believe to be appropriate.

The company is dependent on funds provided to it by its parent company and fellow group companies ("the group"). The group has confirmed that it will continue to make available such funds as are needed by the company to fund its operations. In particular, the group will not seek repayment of amounts owed to it for at least 12 months from the date of approval of the financial statements. The directors have concluded that this will enable the company to meet its liabilities as they fall due for payment and therefore to continue in operational existence for at least 12 months from the date of approval of the financial statements.

Exemption from preparing consolidated financial statements

The company is a parent company that is also a subsidiary included in the consolidated financial statements of its parent undertaking established under the law of an EEA state and is therefore exempt from the requirement to prepare consolidated financial statements under section 400 of the Companies Act 2006.

2. Accounting policies (continued)

Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the company has transferred the significant risks and rewards of ownership to the buyer;
- the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Valuation of investments

Investments in subsidiaries and joint ventures are measured at cost less accumulated impairment.

Investment property

Investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise and no depreciation is provided.

Stock

Development properties

Development properties are properties acquired for future development and properties on which only initial development has commenced. These are stated at the lower of cost and net realisable value. Net realisable value is defined as the estimated selling price of the completed developments less all further costs to completion and selling costs as estimated by the directors. Cost comprises purchase price and development costs. Costs also includes interest and finance fees which are capitalised from the date of commencement of development until the development is complete. However capitalisation of interest is suspended during extended periods in which active development is interrupted. Interest is calculated by reference to specific borrowings.

Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2. Accounting policies (continued)

Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and loss account.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

Interest income

Interest income is recognised in the Profit and loss account using the effective interest method.

Borrowing costs

Borrowing costs not capitalised are recognised in the Profit and loss account using the effective interest method.

2. Accounting policies (continued)

Expenditure

Expenditure recorded in work in progress is expensed through cost of sales at the time of the related property sale. Operating expenditure in respect of goods and services received is recognised when supplied in accordance with contractual terms.

Dividend income

Dividend income is recognised when the right to receive payment is established.

Taxation

Tax is recognised in the Profit and loss account, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

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 it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In the process of applying the company's accounting policies as described above, the key judgments made by management relate to going concern (note 2), valuation of investments (note 10), valuation of stock (note 12) and recoverability of related party receivables (note 13).

4. Turnover

An analysis of turnover by class of business is as follows:

	2018	*2017*
	£	*£*
Management fees	**500,104**	*540,004*
Sale of development properties	**38,499,999**	-
Premium for release of obligations (overage receivable)	-	*1,500,000*
	39,000,103	*2,040,004*

All turnover arose within the United Kingdom.

5. Operating profit

The operating profit is stated after charging:

	2018	*2017*
	£	*£*
Provision against related party receivables	**370,381**	*1,064,864*
Write off of related party receivables	**162,463**	-
Fees payable to the company's auditor for the audit of the company's annual financial statements	**20,000**	*16,000*

Directors' remuneration of £41,631 (*2017 - £16,000*) was borne by another group company in respect of qualifying services. The company had no employees *(2017 - none)*.

During the current and prior year central operating costs were recharged from another group company.

6. Income from investments

	2018	*2017*
	£	*£*
Dividends received from investments	-	*3,493,908*
	-	*3,493,908*

On 27 October 2016 the company received a dividend of £3,493,908 from RT Group Developments (Snow Hill) Limited, a 100% owned subsidiary company.

7. Interest receivable

	2018 £	2017 £
Interest receivable from joint ventures		
-Bishopsgate Goodsyard Regeneration Limited	**526,795**	*516,476*
-Central Regeneration Limited Partnership	**23,264**	*49,373*
-Renshaw Regeneration LLP	**-**	*3,708*
	550,059	*569,557*
Other interest		
Interest on intercompany loans	**45,110**	*1,093,579*
Other interest receivable	**233**	*267*
	595,402	*1,663,403*

8. Interest payable and similar charges

	2018 £	2017 £
On bank loans and overdrafts	**-**	*1,032,403*
	-	*1,032,403*

Interest on bank loans in the prior year comprises amounts previously owed to NAMA.

9. Taxation

Factors affecting tax charge for the year

The tax assessed for the year is lower than *(2017 - lower than)* the standard rate of corporation tax in the UK of 19% *(2017 - 20%)*. The differences are explained below:

	2018 £	*2017 £*
Profit on ordinary activities before tax	**5,928,847**	*8,281,466*
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017 - 20%)	1,126,481	*1,656,293*
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	44,022	*472,503*
Share of partnership profits	(23,047)	-
Dividends from UK companies	-	*(698,782)*
Movement in deferred tax not recognised	(764,731)	*(1,391,702)*
Transfer pricing adjustments	(38,076)	*(38,312)*
Total tax charge for the year	344,649	-

Factors that may affect future tax charges

Reductions in the UK corporation tax rate to 19% (effective from 1 April 2017) and to 18% (effective 1 April 2020) were substantively enacted on 26 October 2015. Finance Bill 2016 further reduced the 18% rate to 17% from 1 April 2020, following substantive enactment on 6 September 2016. Together this will reduce the company's future tax charge accordingly.

Due to the uncertainty of the recoverability of the tax losses, a deferred tax asset of £4,765,981 *(2017 - £10,889,196)* has not been recognised. The unrecognised deferred tax asset at the balance sheet date has been calculated based on the rate of 17% substantively enacted at the balance sheet date.

10. Fixed asset investments

	Investments in subsidiary companies £	Investment in joint ventures £	Total £
Cost			
At 1 April 2017	6,090,036	2,501,414	8,591,450
Amounts written off	-	(50)	(50)
At 31 March 2018	6,090,036	2,501,364	8,591,400
Impairment			
At 1 April 2017	6,090,035	2,490,613	8,580,648
At 31 March 2018	6,090,035	2,490,613	8,580,648
Net book value			
At 31 March 2018	1	10,751	10,752
At 31 March 2017	*1*	*10,801*	*10,802*

Investments in subsidiary companies are stated net of an impairment provision of £6,090,035 *(2017 - £6,090,035)*. Provisions have been made to reflect impairments arising from falls in the underlying value of the subsidiary company, RT Group Developments (Snow Hill) Limited, which is 100% owned by the company.

During 2014 the company acquired 100% of the issued share capital of WHS Developments Limited, whose registered office is 4th Floor, 161 Marsh Wall, London, E14 9SJ. WHS Developments Limited has entered into a joint venture with Network Rail Infrastructure Limited, West Hampstead Square LLP.

Investments in joint ventures are stated net of an impairment provision of £2,490,613 (2017 - £2,490,613). Provisions have been made to reflect impairments arising from falls in the underlying value of the joint venture, Bishopsgate Goodsyard Regeneration Limited, a property development company which is registered and operates in the United Kingdom. The company holds 50% of the issued share capital of this entity.

During 2004 the company contributed £1 as a limited partner to the capital of Central Regeneration Limited Partnership, whose business is property development and whose registered office is 26 Park Road, Hale, Altrincham, Cheshire, WA15 9NN.

During 2008 the company acquired a 25% interest in Renshaw Regeneration LLP, whose business is property development and whose registered office is Market Court, Garden Lane, Altrincham, Cheshire WA14 4DW, at a cost of £50. This entity was dissolved during the year.

11. Investment property

	Freehold investment property £
Valuation	
Additions at cost	1
At 31 March 2018	**1**

The company retains the freehold and rights to a reversionary interest in respect of a 999-year lease at the One Embassy Gardens site in Nine Elms, Battersea, London. The value of the site, which is returned to the company on expiry of the 999-year lease, is valued at £1, which is deemed fair value.

12. Stock

	2018	*2017*
	£	£
Development property	**14,774,852**	*49,342,304*

Borrowing costs capitalised within stock during the year amounted to £NIL *(2017 - £115,457)*.

Included in the stock total is £276 *(2017 - £359,964)* of management fees charged by Ballymore Development Management Limited (formerly Roundstone Development Management Limited), a related party company (note 18).

Each year, the directors review the carrying value of the company's stock in the context of current market conditions, and, where necessary, restate these assets at the lower of cost and net realisable value. In determining the realisable value, the directors appraise the eventual financial outcome on each stock item. They consider the various risks associated with development, including planning risk, construction risk and finance risk. They also examine the prudence of the assumptions underlying an appraisal including the timeline to complete, future attributable costs to complete (including planning, construction, marketing and financial costs, where appropriate) and the eventual proceeds the company can expect to receive from the sale of the stock.

Net realisable value includes significant estimates concerning the timing and quantum of developments, estimated realisable values for developed properties and the cost of construction. There are significant judgments in determining the carrying value of development property.

The underlying assumptions used in the estimates may be impacted by matters such as: the state of the general economy, the state of the UK and global property market, the availability of UK mortgage financing, the timing of future sales, the costs of completing the build programme which in turn may be impacted by UK and global raw materials costs and inflation rates.

The directors are satisfied that the carrying amount of stock is stated at the lower of cost and net realisable value.

13. Debtors

	2018	*2017*
	£	£
Trade debtors	-	*12,000*
Amounts owed by group undertakings	-	*11,781,240*
Amounts owed by related parties	**760,926**	*285,653*
Other debtors	**401**	-
	761,327	*12,078,893*

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

Notes to the financial statements
For the Year Ended 31 March 2018

13. Debtors (continued)

Amounts owed by related parties

The amount of receivables due from related parties is £760,926 *(2017 - £285,683)* stated net of provisions. At 31 March 2018 the gross amount receivable from related parties was £40,013,924 *(2017 - £39,168,270)*. At 31 March 2018 provisions totalling £39,252,998 *(2017 - £38,882,617)* have been made against such receivables, of which £370,381 was provided during the financial year *(2017 - £1,064,864)*.

	2018 £	*2017 £*
Bishopsgate Goodsyard Regeneration Limited	**34,452,856**	*33,843,276*
Central Regeneration Limited Partnership	**4,800,142**	*4,876,878*
Renshaw Regeneration LLP	-	*162,463*
Hammerson Investments (No. 23) Limited	**210,922**	*285,653*
Eco World-Ballymore Embassy Gardens Company Limited	**550,004**	-
Provisions	**(39,252,998)**	*(38,882,617)*
	760,926	*285,653*

14. Creditors: Amounts falling due within one year

	2018 £	*2017 £*
Trade creditors	-	*2,607*
Amounts owed to group undertakings	**92,436,155**	*142,752,957*
Corporation tax	**344,649**	-
Other creditors	-	*31,879*
Accruals and deferred income	-	*1,600,000*
	92,780,804	*144,387,443*

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

15. Creditors: Amounts falling due after more than one year

	2018 £	*2017 £*
Accruals and deferred income	**6,000,000**	*6,000,000*
	6,000,000	*6,000,000*

16. Share capital

	2018	2017
	£	£
Allotted, called up and fully paid		
1 Ordinary share of £1	1	*1*

17. Contingent liabilities

Domaine Developments Limited has entered into an agreement whereby it guarantees certain obligations of WHS Developments Limited in respect of that company's duties and obligations in relation to its interest in the West Hampstead Square Limited Liability Partnership.

In the event that WHS Developments is unable to fulfil its responsibilities as a partner in West Hampstead Square LLP, then the partnership or the other partner in the LLP may call on Domaine Developments Limited for payment of any amounts due.

The company has provided a guarantee in respect of an £82 million term loan facility entered into by another group company with Lloyds Bank plc during the year.

18. Controlling party and related party transactions

The company is a wholly owned subsidiary of Ballymore Properties Limited, a company incorporated in England and Wales. The company's ultimate parent company is Ballymore Properties Unlimited Company incorporated in the Republic of Ireland. The company was controlled throughout the period by Mr S. Mulryan.

The largest group in which the results of the company are consolidated is that headed by Ballymore Properties Unlimited Company.

The smallest group in which the results of the company are consolidated is that headed by Ballymore Limited. The consolidated financial statements of Ballymore Limited are available from the company's registered office which is 4th floor, 161 Marsh Wall, London, E14 9SJ.

The company has availed of the exemption available in FRS 102.33.1A from disclosing transactions with Ballymore Properties Unlimited Company and its wholly owned subsidiary undertakings.

The company has entered into an agreement with Ballymore Development Management Limited (formerly Roundstone Development Management Limited) for the provision of professional services. Mr D. Pearson and Mr J. Mulryan are directors of Ballymore Development Management Limited which is also controlled by Mr J. Mulryan. During the year, Ballymore Development Management Limited charged £276 *(2017 - £359,964)* for services provided to the company.

The company has entered into a license agreement with Eco World-Ballymore Embassy Gardens Company Limited, an entity registered in Jersey, Channel Islands, over which Ballymore Properties Unlimited Company has significant influence.

Other transactions and balances with related parties (being the joint ventures noted in note 13) are disclosed throughout the financial statements as they arise.

19. Post balance sheet events

There are no significant post balance sheet events which would materially affect the financial statements.