

Company Registration No. 04808208 (England & Wales)

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

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DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

CORPORATE INFORMATION

Directors	P J Goswell T Haden-Scott J W J Ritblat
Company secretary	Delancey Limited
Company Registration No.	04808208 (England & Wales)
Registered Office	6th Floor Lansdowne House Berkeley Square London W1J 6ER
Auditors	Ernst & Young LLP 1 More London Place London SE1 2AF

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

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DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2018

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

Directors

The following Directors have held office during the year:

P J Goswell
T Haden-Scott
J W J Ritblat
C B Wagman (resigned 29 March 2018)

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Disclosure of information to Auditors

So far as each person who was a Director at the date of approving this report is aware, there is no relevant audit information, being information needed by the Auditor in connection with preparing its report, of which the Auditor is unaware. Having made enquiries of fellow directors and the group's Auditor, each Director has taken all the steps that he / she is obliged to take as a Director in order to make himself / herself aware of any relevant audit information and to establish that the Auditor is aware of that information.

Statement of Directors' Responsibilities

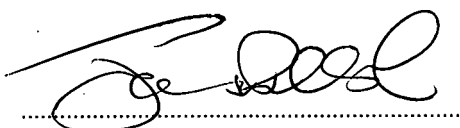
The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Good practice requires the Directors to prepare financial statements for each financial year which 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 those financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group or company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company. 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.

On behalf of the Board


.....
J W J Ritblat
Director

Date: 06/09/2018

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED FOR THE YEAR ENDED 31 MARCH 2018

Opinion

We have audited the financial statements of Delancey Real Estate Asset Management Group Limited for the year ended 31 March 2018 which the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 9, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view 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 United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis of 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 below. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the 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.

Other matter

The corresponding figures for the year ended 31 March 2017 are unaudited.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2018

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for 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 further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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 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.



Matthew Williams (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London

Date: 11 September 2018

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

STATEMENT OF COMPREHENSIVE INCOME (INCLUDING THE PROFIT AND LOSS ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2018

		2018 £	2017 £ (unaudited, as restated)
	Notes		
Turnover		20,000	10,712
Gross profit		20,000	10,712
Administrative expenses		(3,600)	-
Operating profit		16,400	10,712
Profit on ordinary activities before taxation		16,400	10,712
Tax on profit on ordinary activities	5	-	(2,142)
Profit for the financial year		16,400	8,570

OTHER COMPREHENSIVE INCOME

The Company has no comprehensive income other than the results for the year as set out above.

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

BALANCE SHEET AS AT 31 MARCH 2018

		2018 £	2017 £ (unaudited, as restated)
	Notes		
Current assets			
Debtors	6	67,086	50,686
		<u>67,086</u>	<u>50,686</u>
Creditors:			
amounts falling due within one year	7	(10,936)	(10,936)
Net assets		<u>56,150</u>	<u>39,750</u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		56,149	39,749
Shareholder's funds		<u>56,150</u>	<u>39,750</u>

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The financial statements were approved on behalf of the Board by:


.....
J.W. J. Ritblat
Director

Date:

06/09/2018

Company Registration No. 04808208 (England & Wales)

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2018

	Called up share capital £	Profit and loss account £	Total equity £
At 1 April 2016 (unaudited, as originally stated)	1	-	1
Prior period adjustment (Note 2)	-	31,179	31,179
At 1 April 2016 (unaudited, as restated)	1	31,179	31,180
Profit for the financial year (unaudited, as restated)	-	8,570	8,570
At 31 March 2017 (unaudited, as restated)	1	39,749	39,750
At 1 April 2017	1	39,749	39,750
Profit for the financial year	-	16,400	16,400
At 31 March 2018	1	56,149	56,150

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

1 Company information

Delancey Real Estate Asset Management Group Limited is a private company limited by shares incorporated and domiciled in England & Wales. The registered office is 6th Floor Lansdowne House, Berkeley Square, London W1J 6ER.

2 Prior period adjustment

During the years ended 31 March 2012 and 2017, the Company entered into agreements each entitling the Company to fee income from the date of those agreements. However, the Company did not recognise such income and filed dormant company financial statements for each financial year from the year ended 31 March 2012 to the year ended 31 March 2017. The income has been invoiced entirely in the current year. To correct the prior year, the Directors deem it appropriate to restate the comparative period.

	2017 £ (unaudited, as restated)	2017 £ (unaudited, as originally stated)	Effect £
STATEMENT OF COMPREHENSIVE INCOME (INCLUDING THE PROFIT AND LOSS ACCOUNT)			
Turnover	10,712	-	10,712
Tax on profit on ordinary activities	(2,142)	-	(2,142)
	8,570	-	8,570
BALANCE SHEET			
Other debtors	50,686	1	50,685
Corporation tax creditor	(10,936)	-	(10,936)
	39,750	1	39,749
Profit and loss account	39,749	-	39,749

3 Accounting policies

3.1 Basis of preparation

The financial statements are prepared in Pounds sterling, which is the functional currency of the Company.

The financial statements have been prepared under the historic cost convention and in accordance with Section 1A - "Small Entities" of Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the UK and the Republic of Ireland" and the Companies Act 2006.

For the periods of 31 March 2010 to 31 March 2017 the members did not require the Company to have a statutory audit under section 476 of the Companies Act 2006 and as such the accounts were submitted to Companies House as unaudited. This exemption no longer applies and thus the requirement for audit in the current year.

3.2 Going concern

The Directors believe that the Company has significant net assets, together with a number of fee agreements and are actively seeking new opportunities which will allow the Company to continue in operational existence for the foreseeable future. As a consequence, the Directors believe that the Company is well placed to manage its business risks successfully. After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2018

3 Accounting policies (continued)

3.3 Turnover

Turnover represents fees receivable for services provided under management agreements which were in existence during the accounting period. Turnover is recognised to the extent that services have been provided.

3.4 Impairment of non-financial assets

At each reporting date the Company assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If there is no indication of impairment, it is not necessary to estimate the recoverable amount.

The Company recognises an impairment loss immediately in the Profit and Loss Account unless the asset is carried at a revalued amount in accordance with another section (e.g. property, plant and equipment). Any decrease in a revalued amount shall be in accordance with that other section.

3.5 Short-term debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Profit and Loss Account in other operating expenses.

3.6 Taxation

The charge for taxation is based on the profit or loss for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised in respect of all timing differences which are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements, except that:

- provision is made for deferred tax that would arise on remittance of the retained earnings of overseas subsidiaries, associates and joint ventures only to the extent that, at the balance sheet date, dividends have been accrued as receivable;
- where there are differences between amounts that can be deducted for tax for assets (other than goodwill) and liabilities compared with the amounts that are recognised for those assets and liabilities in a business combination a deferred tax liability/(asset) shall be recognised. The amount attributed to goodwill is adjusted by the amount of the deferred tax recognised; and
- unrelieved tax losses and other deferred tax assets are recognised only to the extent that the directors consider that it probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

4 Directors' emoluments

In the current and prior years, no Director received emoluments for qualifying services and no Director retirement benefits are accruing under money purchase pension schemes. The Directors received emoluments from Delancey Real Estate Asset Management Limited, the immediate parent company, in the current and prior years.

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 MARCH 2018**

5	Taxation	2018 £	2017 £ (unaudited, as restated)
	Current tax		
	UK corporation tax	-	2,142
	Current tax charge	-	2,142
	Factors affecting the total tax charge		
	Profit on ordinary activities before taxation	16,400	10,712
	Profit on ordinary activities before taxation multiplied by main rate of UK corporation tax of 19% (2017: 20%)	3,116	2,142
	Effects of:		
	Group relief	(3,116)	-
	Total tax charge	-	2,142

Factors that may affect future tax charges

The Finance (No.2) Act 2015 was enacted on 18 November 2015, which introduced a reduction in the headline rate of corporation tax from 20% to 19% from 1 April 2017. The Finance Act 2016 was enacted on 15 September 2016, and introduced a further reduction of the headline rate of corporation tax to 17% from 1 April 2020.

6	Debtors	2018 £	2017 £ (unaudited, as restated)
	Trade debtors	10,000	-
	Other debtors	-	50,686
	Amounts owed by group undertakings	57,086	-
		67,086	50,686

7	Creditors: amounts falling due within one year	2018 £	2017 £ (unaudited, as restated)
	Corporation tax	10,936	10,936

8 Related party transactions

The Company has taken advantage of the exemption in FRS 102 from the requirement to disclose transactions with group undertakings on the grounds that it is a wholly owned subsidiary of Cortx 1 Limited, whose consolidated financial statements are publicly available.

DELANCEY REAL ESTATE ASSET MANAGEMENT GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2018

9 Control

The ultimate parent undertaking is Cortx 1 Limited, a company registered in England & Wales. Cortx 1 Limited is the parent company of both the largest and smallest group of which the Company is a member. The consolidated financial statements of Cortx 1 Limited are publicly available at 6th Floor, Lansdowne House, Berkeley Square, London W1J 6ER.