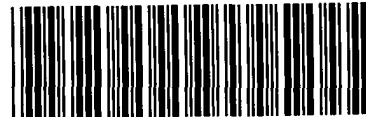


**REZIDOR HOTEL STANSTED AIRPORT
LIMITED**

Annual Report and Financial Statements

Year ended 31 December 2013

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REZIDOR HOTEL STANSTED AIRPORT LIMITED

REPORT AND FINANCIAL STATEMENTS 2013

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REZIDOR HOTEL STANSTED AIRPORT LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

R Moore	(appointed 1 January 2013)
M Ruhngaard	(Sweden)
K Greenwood	
K Kleiven	(Norway)

SECRETARY

K Greenwood

REGISTERED OFFICE

Chicago Avenue
Manchester
M90 3RA

AUDITOR

Deloitte LLP
Chartered Accountants and Statutory Auditor
Manchester
United Kingdom

STRATEGIC REPORT

The principal activity of the company is that of a hotelier.

The company revenues have increased by 1.9% over the previous year. This was a consequence of REVPAR (Revenue per Available Room) decreasing by 3.4% to £67.50 (2012: £69.84) counteracted by an increase in occupancy rates from 76.1% up to 79.6%.

The gross profit for the hotel has increased by 1.6 % on previous year, due to the increased overall revenues.

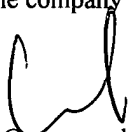
The company has retained a loss for the year of £ 1,913,655 (2012: £2,250,181), which has been transferred from reserves.

PRINCIPAL RISKS AND UNCERTAINTIES

The company operates in the travel and leisure market which can be affected by the cost of travel and by world external events including terrorism and restrictions caused by epidemics on a global scale. The company manages this risk by forecasting business trends in line with United Kingdom and world market trends.

The company only trades in the United Kingdom and therefore has no foreign exchange risk exposure.

The company holds no third party loans and therefore has no interest rate exposure.



K Greenwood

Secretary

1 August 2014

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Annual 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). 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 and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 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.

DIRECTORS' REPORT

The directors present their annual report on the affairs of the company, together with the financial statements and auditor's report, for the year ended 31 December 2013.

DIVIDENDS

The directors do not recommend payment of a dividend (2012: £nil).

FUTURE PROSPECTS

The directors consider the future prospects of the company to be satisfactory.

DIRECTORS

The directors, who served throughout the year and thereafter, unless otherwise stated, are disclosed on page 1.

GOING CONCERN

Based on the relationship between this company and the parent company (Rezidor Hotels ApS Danmark via Rezidor Hotels UK Limited), the directors of this company have sought and received an expression of the parent company's to continue to support the company for not less than 12 months from the date of signing of these accounts.

AUDITOR

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

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Deloitte LLP have indicated their willingness to be reappointed for another term and appropriate arrangements are being made for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

Approved by the Board of Directors
and signed on behalf of the Board



K Greenwood

Secretary

1 August 2014

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF REZIDOR HOTEL STANSTED AIRPORT LIMITED

We have audited the financial statements of Rezidor Hotel Stansted Airport Limited for the year ended 31 December 2013 which comprise the profit and loss account, the statement of total recognised gains and losses, the balance sheet and the related notes 1 to 16. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an 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.

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 Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2013 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report and Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, 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.



Timothy Edge BSc ACA (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
Manchester, United Kingdom

1 August 2014

REZIDOR HOTEL STANSTED AIRPORT LIMITED

PROFIT AND LOSS ACCOUNT Year ended 31 December 2013

	Note	2013 £	2012 £
TURNOVER	1	15,024,385	14,750,895
Cost of sales		<u>(1,622,270)</u>	<u>(1,559,469)</u>
GROSS PROFIT		13,402,115	13,191,426
Administrative expenses (including exceptional expenses of £503,959 (2012: £748,265))		<u>(15,315,770)</u>	<u>(15,441,607)</u>
OPERATING LOSS BEING LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION	4	(1,913,655)	(2,250,181)
Tax on loss on ordinary activities	5	<u>-</u>	<u>-</u>
LOSS FOR THE FINANCIAL YEAR	12,13	<u><u>(1,913,655)</u></u>	<u><u>(2,250,181)</u></u>

There are no gains and losses other than the loss for the year and the preceding year shown above and therefore a separate statement of total recognised gains and losses has not been presented.

All of the activities of the company are continuing.

REZIDOR HOTEL STANSTED AIRPORT LIMITED

BALANCE SHEET As at 31 December 2013

	Note	2013 £	2012 £
FIXED ASSETS			
Tangible assets	6	-	-
CURRENT ASSETS			
Stocks	7	61,614	77,494
Debtors	8	4,749,962	4,827,066
		4,811,576	4,904,560
CREDITORS: amounts falling due within one year	9	(5,617,066)	(3,796,395)
NET CURRENT LIABILITIES		(805,490)	1,108,165
TOTAL ASSETS LESS CURRENT LIABILITIES BEING NET (LIABILITIES)/ ASSETS		(805,490)	1,108,165
CAPITAL AND RESERVES			
Called up share capital	11	1	1
Profit and loss account	12	(805,491)	1,108,164
SHAREHOLDER'S (DEFICIT)/ FUNDS	13	(805,490)	1,108,165

These financial statements of Rezidor Hotel Stansted Airport Limited, registered number 04939075 were approved by the Board of Directors and authorised for issue on 1 August 2014.

Signed on behalf of the Board of Directors



K Greenwood
Director

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2013

1. ACCOUNTING POLICIES

The principal accounting policies adopted are described below. They have all been applied consistently in the current and preceding year.

Basis of preparation

The financial statements are prepared under the historical cost convention and in accordance with applicable law and United Kingdom accounting standards.

Going concern

Based on the relationship between this company and the parent company (Rezidor Hotels ApS Danmark via Rezidor Park UK Limited), the directors of this company have sought and received an expression of the parent company's intention not to require repayment of the intercompany balances which are due from this company, and to continue to support the company for not less than 12 months from the date of signing of these accounts.

Cash flow

The company is exempt from the requirements of FRS 1 'Cash flow statement' to prepare a cash flow statement because it is a wholly owned subsidiary of a parent undertaking which is established under the law of a member state of the European Community and the consolidated financial statements of Rezidor Hotel Group AB are available to the public (see note 16).

Exceptional items

Items that are material in size or unusual or infrequent in nature are presented as exceptional items in the profit and loss account. The directors are of the opinion that the separate presentation of exceptional items provides helpful information about the company's underlying business performance.

Taxation

Current UK corporation tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Turnover

Turnover represents the amounts (excluding value added tax) derived from the provision of services in the United Kingdom to customers during the year. Turnover in respect of accommodation is recognised overnight during each night the customer stays. Other sales, including restaurant and bar revenue, are recognised at the point of purchase by the customer.

Pension costs

For defined contribution schemes the amount charged to the profit and loss account in the year represents the contributions paid. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2013

1. ACCOUNTING POLICIES (continued)

Tangible fixed assets

Tangible fixed assets are stated at cost, net of depreciation and any provision for impairment. Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost of each asset on a straight-line basis over its expected useful life as follows:

- Leasehold improvements over the remaining life of the lease
- Fixtures and fittings 15-20% straight line

Stocks

Stocks are stated at the lower of cost and net realisable value. Cost is based on the cost of materials and net realisable value is based on estimated selling price, less further costs expected to be incurred. Provision is made for obsolete, slow moving or defective items where appropriate.

Operating leases

Rentals under operating leases are charged on a straight line basis over the lease term, even if the payments are not made on such as basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight line basis over the lease term, except where the period to the review date on which the rent is first expected to be adjusted to the prevailing market rate is shorter than the full lease term, in which case the shorter period is used.

2. REMUNERATION OF DIRECTORS

The directors received no emoluments during either year from this company as they are directors of other group companies and therefore in both years they received remuneration in respect of services rendered to those companies and not recharged.

3. STAFF NUMBERS AND COSTS

	2013	2012
	No.	No.
The average number of persons employed by the company during the year, excluding directors, was as follows:	<u>158</u>	<u>164</u>

The costs incurred in respect of these employees were as follows:

	2013	2012
	£	£
Wages and salaries	2,481,039	2,343,855
Social security costs	227,584	215,778
Pensions	27,144	37,137
	<u>2,735,767</u>	<u>2,596,770</u>

NOTES TO THE FINANCIAL STATEMENTS
Year ended 31 December 2013

4. LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION

The loss on ordinary activities before taxation is stated after charging:

	2013 £	2012 £
Impairment – owned assets	503,959	141,727
Fees payable to the company's auditor for the audit of the company's annual financial statements	19,991	17,778
Other audit related services	500	500
Operating lease rentals – land and building	5,656,937	5,525,969
	<u>5,656,937</u>	<u>5,525,969</u>

There are no other non-audit fees payable to the auditor Deloitte LLP other than those noted above (2012: same).

Impairment of fixed assets

During the financial year, the group conducted an impairment and net realisable value review of historical costs incurred in developing the hotel leased by the entity, held as fixed assets. This resulted in an impairment charge against fixed assets for the year of £503,959 (2012: £748,265). The impairment charge has been disclosed as an operating exceptional item.

5. TAX ON LOSS ON ORDINARY ACTIVITIES

	2013 £	2012 £
Current tax		
Current year tax charge	-	-
	<u>-</u>	<u>-</u>
Total tax charge	-	-
	<u>-</u>	<u>-</u>

The tax assessed for the year is higher than that resulting from applying the standard rate of corporation tax in the United Kingdom. The differences are explained below:

	2013 £	2012 £
Loss on ordinary activities before taxation	(1,913,655)	(2,250,181)
	<u>(1,913,655)</u>	<u>(2,250,181)</u>
Tax on loss on ordinary activities at standard UK corporation tax rate of 23.25% (2012: 24.5%)	(444,925)	(551,294)
Expenses not deductible for tax purposes	10,876	767
Tax losses not provided	367,940	461,102
Differences between capital allowances and depreciation	46,965	56,595
Depreciation on assets not eligible for capital allowances	19,144	32,830
	<u>367,940</u>	<u>461,102</u>
Current tax	-	-
	<u>-</u>	<u>-</u>

The Finance Act 2013, which was substantively enacted in July 2013, included provisions to reduce the rate of corporation tax to 21% with effect from 1 April 2014 and 20% with effect from 1 April 2015. The deferred tax has been calculated at 20%, this being the future enacted rate at the year end.

NOTES TO THE FINANCIAL STATEMENTS
Year ended 31 December 2013

6. TANGIBLE FIXED ASSETS

	Leasehold improve- ments £	Fixtures and fittings £	Total £
Cost			
At 1 January 2013	72,109	1,198,133	1,270,242
Additions		503,959	503,989
	<hr/>	<hr/>	<hr/>
At 31 December 2013	72,109	1,702,092	1,774,201
	<hr/>	<hr/>	<hr/>
Depreciation			
At 1 January 2013	72,109	1,198,133	1,270,242
Charge for the year		503,959	503,989
	<hr/>	<hr/>	<hr/>
At 31 December 2013	72,109	1,702,092	1,774,201
	<hr/>	<hr/>	<hr/>
Net book value			
At 31 December 2013	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 December 2012	-	-	-
	<hr/>	<hr/>	<hr/>

7. STOCKS

	2013 £	2012 £
Goods for resale	61,614	77,494
	<hr/>	<hr/>

There is no material difference between the balance sheet value of stocks and their replacement cost.

8. DEBTORS

	2013 £	2012 £
Trade debtors	428,715	473,706
Amounts owed by group undertakings	4,000,000	4,019,041
Other debtors	5,530	17,318
Prepayments and accrued income	315,717	317,002
	<hr/>	<hr/>
	4,749,962	4,827,066
	<hr/>	<hr/>

All amounts are due within one year.

REZIDOR HOTEL STANSTED AIRPORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2013

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2013 £	2012 £
Bank overdraft	3,549,271	2,281,140
Trade creditors	521,501	372,979
Social security and other taxes	146,547	19,774
Accruals and deferred income	1,399,747	1,122,502
	<u>5,617,066</u>	<u>3,796,395</u>

10. DEFERRED TAXATION

Deferred tax

Analysis of deferred tax asset not provided for are as follows:

	Unprovided 2013 £	2012 £
Accelerated capital allowances	208,384	73,568
Tax losses	848,909	567,435
	<u>1,057,293</u>	<u>641,003</u>

The deferred tax asset has not been recognised as the directors believe that it is uncertain whether taxable profit will arise in the foreseeable future.

11. CALLED UP SHARE CAPITAL

	2013 £	2012 £
Called up, allotted and fully paid 1 ordinary share of £1	<u>1</u>	<u>1</u>

12. RESERVES

	Profit and loss account £
At 1 January 2013	1,108,164
Loss for the financial year	<u>(1,913,655)</u>
At 31 December 2013	<u>(805,491)</u>

REZIDOR HOTEL STANSTED AIRPORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2013

13. RECONCILIATION OF MOVEMENT IN SHAREHOLDER'S (DEFICIT)/ FUNDS

	2013 £	2012 £
Loss for the financial year	(1,913,655)	(2,250,181)
Net reduction in shareholder's funds	(1,913,655)	(2,250,181)
Opening shareholder's funds	1,108,165	3,358,346
Closing shareholder's (deficit)/funds	<u>(805,490)</u>	<u>1,108,165</u>

14. FINANCIAL COMMITMENTS

Annual commitments under non-cancellable operating leases are as follows:

	Land and building	
	2013 £	2012 £
Expires after 5 years	<u>5,612,684</u>	<u>5,649,000</u>

15. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption contained in FRS 8 "Related Party Disclosures" in not disclosing details of transactions with other wholly owned group companies.

16. ULTIMATE PARENT COMPANY

The company's immediate parent company is Rezidor Hotels UK Limited, which is registered in England and Wales. The ultimate parent company and controlling party is Rezidor Hotel Group AB, which is incorporated in Sweden.

The largest and smallest group in which the results of the company are consolidated is that headed by Rezidor Hotel Group AB. The consolidated financial statements of Rezidor Hotel Group AB are available to the public and may be obtained from Rezidor Hotel Group Corporate office, Avenue de Bourget 44, B-1130 Brussels, Belgium.