

REGISTERED NUMBER: 05204672

**INVESTORS IN PRIVATE CAPITAL LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2018**

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**INVESTORS IN PRIVATE CAPITAL LIMITED**  
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**FOR THE YEAR ENDED 31 MARCH 2018**

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**INVESTORS IN PRIVATE CAPITAL LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2018**

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**Directors:**

J A Reuben  
M R Turner  
S A J Nahum  
E M Sawyer

**Secretary:**

Mrs A Benjamin

**Registered office:**

73 Cornhill  
London  
EC3V 3QQ

**Registered number:**

05204672

**Auditors:**

Gerald Edelman  
73 Cornhill  
London  
EC3V 3QQ

## INVESTORS IN PRIVATE CAPITAL LIMITED

### GROUP STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2018

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

#### **Review of business**

The group continues to maintain its market position despite continuing challenges in the industry following the global economic slowdown and regulatory changes. The group continues to drive rental uplifts at rent review anniversaries and lease renewals, which have contributed to generating growth in headline income.

The relevant accounting standards require the group to include all investment properties under its portfolio at open market value. The directors have undertaken an assessment of the relevant assets and believe that the investment property values included in the financial statements reflect their open market values.

When a pub becomes vacant, an assessment is made of the site with a view to obtaining the optimum shareholder return either through the generation of rental income or capital appreciation. The group undertakes a comprehensive review including an assessment of alternative use or disposal, if deemed appropriate. There are a small number of sites in the portfolio that were considered within this framework in the year, some of which have received planning permission and others that were disposed of where an appropriate offer was received. During the year, in accordance with this strategy, pubs were disposed of generating a net loss of approximately £584k (2017: £4,947k profit). During the year the group also considered the acquisition of a number of public house portfolios that are aligned with its strategic objectives. At the year-end none had been acquired however discussions are ongoing.

Overall, the performance of the year is considered to be satisfactory and the directors are confident about the forthcoming year.

#### **Principal risks and uncertainties**

The group is exposed to market risk in the form of financial risk, commercial risk and credit risk. The risk management policies employed by the group to manage these risks are discussed below:

##### Financial risk

The group supplies goods and services to customers on normal credit terms. Trade debtor balances are monitored on an ongoing basis and credit terms for all customers are regularly reviewed. The group's other financial risks arise on loans and cash balances. Surplus funds are held in short-term, interest bearing deposits with major banks. The group has not entered into any derivative transactions such as interest rate swaps in relation to any borrowings or investments.

##### Commercial risk

The group operates in a competitive market and there is a continuing risk that the group could lose customers due to challenges in the economy and competition for the leisure pound. It is believed that the risk has reduced from previous years and is mitigated by not being dependant on a single customer. In order to manage commercial risk, the covenant strength of potential tenants is assessed on a case by case basis and, as a standard policy, security is obtained in the form of a rental deposit or guarantee. Tenants are reviewed on a regular basis to monitor payment and trading patterns.

##### Credit risk

The group has long term financing in place with its bonds and as such, the banking risks are minimal for the group.

## INVESTORS IN PRIVATE CAPITAL LIMITED

### GROUP STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2018

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#### Key performance indicators

The group operates in a competitive market and there is a continuing risk that the group could lose its tenants due to another economic downturn, however, the group is not reliant on any single customer. In order to manage its credit risk, the covenant strength of potential tenants is assessed on a case by case basis and, as a standard policy, security is obtained in the form of a rental deposit or guarantee. Existing tenants are reviewed on a regular basis to monitor payment and trading patterns.

The group sees the capital appreciation of its investment properties and gross profit margins as their key performance indicators (KPIs). These KPIs allow the company to monitor the performance of its financial model as well as its wider responsibilities to its stakeholders.

The directors also consider the following to be key performance indicators for the group:

#### Total revenue

Total revenue in the year was £29.4m (an increase from 2017 value of £29.2m).

#### Profit on ordinary activities before taxation

Profit on ordinary activities before taxation decreased to £11.7m (2017: £17.5m).

#### Cash generated from operations

Cash generated from operations in the year was £24.2m. This is a £28.6m decrease on the 2017 value of £52.8m.

#### Net asset value

Net asset value increased in the year by £11m (£159m for 2018: £148m for 2017).

#### Our people

Our people are central to our aim of being the UK's largest free of tie pub company and sourcing quality investments to further enhance our portfolio. We recruit, train and remunerate to attract the best professionals to enhance organisational performance. Our people include administration personnel that are key to supporting the operational and management team. Performance is actively monitored and upon achievement of certain targets employees benefit from appropriate financial incentives. The group also operates a defined contribution pension scheme.

#### Other information and explanations

The group is committed to the goals of environmental sustainability and accountability. We are conscious of our operating environment and the effect our activities can have on neighbouring communities. For the group's managed house and hotel operations there are appropriate environmental policies and waste disposal contracts in place. Where appropriate, subsidiaries participate in the Carbon Reduction Commitment (CRC) Energy Efficiency Scheme and Energy Savings Opportunity Scheme (ESOS).

On behalf of the board:



.....  
E M Sawyer - Director

Date: 19/12/18  
.....

## INVESTORS IN PRIVATE CAPITAL LIMITED

### DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2018

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

#### Principal activities

The principal activity of the company continued to be that of a holding company.

The principal activity of the UK based subsidiary companies is that of managing leased properties and property investment.

#### Dividends

The directors do not recommend payment of an ordinary dividend.

#### Directors

The directors shown below have held office during the year from 1 April 2017 to the date of this report.

J A Reuben

M R Turner

S A J Nahum

P C O'Driscoll (resigned 25 September 2018)

E M Sawyer (appointed 25 September 2018)

#### Results and dividends

The results for the year are set out on page 9.

The directors do not recommend payment of an ordinary dividend.

#### Auditors

The auditors, Gerald Edelman, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

#### Statement of directors' responsibilities

The directors are responsible for preparing the Group 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 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 the group and of the profit or loss of the group 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 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 and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INVESTORS IN PRIVATE CAPITAL LIMITED

DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 MARCH 2018

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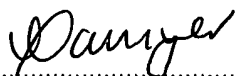
**Statement as to disclosure of information to auditors**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

**Going concern**

Having reviewed the group's financial forecasts and expected future cash flows, the directors have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2018.

**On behalf of the board:**



.....  
E M Sawyer - Director

Date: 19/12/18  
.....

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF INVESTORS IN PRIVATE CAPITAL LIMITED

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### Opinion

We have audited the financial statements of Investors in Private Capital Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 March 2018 which comprise the Consolidated Statement of Comprehensive Income, Consolidated Balance Sheet, Company Balance Sheet, Consolidated Statement of Changes in Equity, Company Statement of Changes in Equity, Consolidated Cash Flow Statement and Notes to the Consolidated Cash Flow Statement, Notes to the Financial Statements, 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 Financial Reporting Standard 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 state of the group's and of the parent company affairs as at 31 March 2018 and of the group's 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 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the group 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.

### 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 group'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 directors are responsible for the other information. The other information comprises the information in the Group Strategic Report and the Directors' Report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and 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, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF INVESTORS IN PRIVATE CAPITAL LIMITED

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### **Opinion 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 Group Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Directors' Report.

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

### **Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on pages four and five, 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 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 group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

### **Auditors' 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 a Report of the Auditors 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 [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
INVESTORS IN PRIVATE CAPITAL LIMITED**

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**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 a Report of the Auditors 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.



Hiten Patel FCCA (Senior Statutory Auditor)  
for and on behalf of Gerald Edelman  
Chartered Accountant & Statutory Auditors  
73 Cornhill  
London  
EC3V 3QQ

Date: 19 December 2018

**INVESTORS IN PRIVATE CAPITAL LIMITED**  
**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 MARCH 2018**

	Notes	2018 £'000	2017 £'000
<b>Turnover</b>	<b>2</b>	29,379	29,209
Administrative expenses		<u>(7,530)</u>	<u>(6,252)</u>
		21,849	22,957
Other operating income	<b>3</b>	<u>604</u>	<u>614</u>
<b>Operating profit</b>	<b>4</b>	22,453	23,571
(Loss)/profit on sale of investment properties		<u>(584)</u>	<u>4,947</u>
		21,869	28,518
Interest receivable and similar income	<b>5</b>	<u>4,803</u>	<u>1,659</u>
		26,672	30,177
Interest payable and similar expenses	<b>6</b>	<u>(14,995)</u>	<u>(12,693)</u>
<b>Profit before taxation</b>		11,677	17,484
Tax on profit	<b>9</b>	<u>115</u>	<u>2,107</u>
<b>Profit for the financial year</b>		11,792	19,591
Other comprehensive income		<u>-</u>	<u>-</u>
<b>Total comprehensive income for the year</b>		<u><u>11,792</u></u>	<u><u>19,591</u></u>

The consolidated statement of comprehensive income has been prepared on the basis that all operations are continuing operations.


Total comprehensive income for the year is all attributable to the owners of the parent company.

INVESTORS IN PRIVATE CAPITAL LIMITED (REGISTERED NUMBER: 05204672)

CONSOLIDATED BALANCE SHEET  
31 MARCH 2018

		2018		2017	
	Notes	£'000	£'000	£'000	£'000
<b>Fixed assets</b>					
Tangible assets	10		4		4
Investments	11		25		25
Investment properties	12		<u>455,399</u>		<u>458,856</u>
			455,428		458,885
<b>Current assets</b>					
Debtors	14	10,996		13,529	
Cash at bank		<u>38,246</u>		<u>29,657</u>	
		49,242		43,186	
<b>Creditors</b>					
Amounts falling due within one year	15	<u>(34,435)</u>		<u>(33,537)</u>	
<b>Net current assets</b>			<u>14,807</u>		<u>9,649</u>
<b>Total assets less current liabilities</b>			470,235		468,534
<b>Creditors</b>					
Amounts falling due after more than one year	16		(290,868)		(297,874)
<b>Provisions for liabilities</b>	18		<u>(19,928)</u>		<u>(23,013)</u>
<b>Net assets</b>			<u>159,439</u>		<u>147,647</u>
<b>Capital and reserves</b>					
Called up share capital	21		1		1
Profit and loss reserves			<u>159,438</u>		<u>147,646</u>
			<u>159,439</u>		<u>147,647</u>

The financial statements were approved by the Board of Directors on 19/12/18 and were signed on its behalf by:



E M Sawyer - Director

INVESTORS IN PRIVATE CAPITAL LIMITED (REGISTERED NUMBER: 05204672)

COMPANY BALANCE SHEET  
31 MARCH 2018

		2018	2017
	Notes	£'000	£'000
<b>Fixed assets</b>			
Investments	11	215,447	222,161
		215,447	222,161
<b>Current assets</b>			
Debtors	14	929	1,584
Cash at bank		85	111
		1,014	1,695
<b>Creditors</b>			
Amounts falling due within one year	15	(22,617)	(23,186)
<b>Net current liabilities</b>		(21,603)	(21,491)
<b>Total assets less current liabilities</b>		193,844	200,670
<b>Creditors</b>			
Amounts falling due after more than one year	16	(243,604)	(258,655)
<b>Net liabilities</b>		(49,760)	(57,985)
<b>Capital and reserves</b>			
Called up share capital	21	1	1
Profit and loss reserves		(49,761)	(57,986)
		(49,760)	(57,985)

The financial statements were approved by the Board of Directors on 19/12/18 and were signed on its behalf by:

*E M Sawyer*

E M Sawyer - Director

**INVESTORS IN PRIVATE CAPITAL LIMITED**  
**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 MARCH 2018**

	Called up share capital £'000	Profit and loss reserves £'000	Total equity £'000
<b>Balance at 1 April 2016</b>	1	128,055	128,056
<b>Changes in equity</b>			
Total comprehensive income	<u>-</u>	<u>19,591</u>	<u>19,591</u>
<b>Balance at 31 March 2017</b>	<u>1</u>	<u>147,646</u>	<u>147,647</u>
<b>Changes in equity</b>			
Total comprehensive income	<u>-</u>	<u>11,792</u>	<u>11,792</u>
<b>Balance at 31 March 2018</b>	<u><u>1</u></u>	<u><u>159,438</u></u>	<u><u>159,439</u></u>

**INVESTORS IN PRIVATE CAPITAL LIMITED**  
**COMPANY STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 MARCH 2018**

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	Called up share capital £'000	Profit and loss reserves £'000	Total equity £'000
<b>Balance at 1 April 2016</b>	1	(71,363)	(71,362)
<b>Changes in equity</b>			
Total comprehensive income	<u>-</u>	<u>13,377</u>	<u>13,377</u>
<b>Balance at 31 March 2017</b>	<u>1</u>	<u>(57,986)</u>	<u>(57,985)</u>
<b>Changes in equity</b>			
Total comprehensive income	<u>-</u>	<u>8,225</u>	<u>8,225</u>
<b>Balance at 31 March 2018</b>	<u><u>1</u></u>	<u><u>(49,761)</u></u>	<u><u>(49,760)</u></u>

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**INVESTORS IN PRIVATE CAPITAL LIMITED**

**CONSOLIDATED CASH FLOW STATEMENT  
FOR THE YEAR ENDED 31 MARCH 2018**

	Notes	2018 £'000	2017 £'000
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	24,156	52,836
Interest paid		(14,995)	(12,693)
Tax paid		<u>(1,650)</u>	<u>-</u>
Net cash from operating activities		<u>7,511</u>	<u>40,143</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(4)	(5)
Purchase of investment property		(175)	(453)
Sale of investment property		3,048	13,255
Interest received		<u>4,803</u>	<u>589</u>
Net cash from investing activities		<u>7,672</u>	<u>13,386</u>
<b>Cash flows from financing activities</b>			
(Repayment)/increase of debentures		(1,281)	1,900
Repayment of borrowings		(15,051)	(3,192)
Increase/(repayment) of bank loans		<u>9,738</u>	<u>(56,515)</u>
Net cash from financing activities		<u>(6,594)</u>	<u>(57,807)</u>
<b>Increase/(decrease) in cash and cash equivalents</b>		<u>8,589</u>	<u>(4,278)</u>
<b>Cash and cash equivalents at beginning of year</b>	2	<u>29,657</u>	<u>33,935</u>
<b>Cash and cash equivalents at end of year</b>	2	<u><u>38,246</u></u>	<u><u>29,657</u></u>

**INVESTORS IN PRIVATE CAPITAL LIMITED**  
**NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT**  
**FOR THE YEAR ENDED 31 MARCH 2018**

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**1. Reconciliation of profit before taxation to cash generated from operations**

	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>
Profit before taxation	11,677	17,484
Depreciation charges	3	3
Loss/(profit) on disposal of fixed assets	584	(4,947)
Finance costs	14,995	12,693
Finance income	(4,803)	(1,659)
	<u>22,456</u>	<u>23,574</u>
 Decrease in trade and other debtors	 2,533	 28,052
(Decrease)/increase in trade and other creditors	<u>(833)</u>	<u>1,210</u>
 <b>Cash generated from operations</b>	 <u><u>24,156</u></u>	 <u><u>52,836</u></u>

**2. Cash and cash equivalents**

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

**Year ended 31 March 2018**

	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>
Cash and cash equivalents	<u>38,246</u>	<u>29,657</u>

**Year ended 31 March 2017**

	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>
Cash and cash equivalents	<u>29,657</u>	<u>33,935</u>

**INVESTORS IN PRIVATE CAPITAL LIMITED**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2018**

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**1. Accounting policies**

**Company information**

Investors in Private Capital Limited ("the company") is a limited company incorporated in England & Wales. The company's registered number and registered office address can be found on the Company Information page.

The group consists of Investors in Private Capital Limited and all of its subsidiaries.

**1.1 Accounting convention**

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including "The Financial Standards applicable in the UK and Republic of Ireland" ("FRS102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £'000.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

As permitted by s408 of the Companies Act 2006, the company has not presented its own profit and loss account and related notes. The company's profit for the year was £8,225k (2017: £13,377k).

**1.2 Basis of consolidation**

In the parent company financial statements, the cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill. The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date. Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date. Investments in subsidiaries, joint ventures and associates are accounted for at cost less impairment.

The consolidated financial statements incorporate those of Investors in Private Capital Limited and all of its subsidiaries (i.e. entities that the group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Subsidiaries acquired during the year are consolidated using the purchase method. Their results are incorporated from the date that control passes.

All financial statements are made up to 31 March 2018. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group.

## INVESTORS IN PRIVATE CAPITAL LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2018

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All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

#### **1.3 Going concern**

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.4 Turnover**

Turnover represents rents receivable from investment properties and income from public house operating activities. Rent demands are sent to tenants in accordance with the rental agreements and rents are recognised on an accruals basis.

#### **1.5 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values of their useful lives on the following basis:

Plant and machinery	50% straight line method
Fixtures, fittings & equipment	20% straight line method

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of comprehensive income.

#### **1.6 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the statement of comprehensive income.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of the recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### **1.7 Fixed asset investments**

Equity investments are measured at fair value through profit or loss, except for those equity investments that are not publicly traded and whose fair value cannot otherwise be measured reliably, which are recognised at cost less impairment until a reliable measure of fair value becomes available.

In the parent company financial statements, investments in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

A subsidiary is an entity controlled by the group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

## INVESTORS IN PRIVATE CAPITAL LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2018

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#### **1.8 Impairment of fixed assets**

At each reporting period end date, the group reviewed the carrying amounts of its tangible assets to determine where there is any indication that those assets have suffered an impairment loss. If such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The carrying amount of the investments accounted for using the equity method is tested for impairment as a single asset. Any goodwill included in the carrying amount of the investment is not tested separately for impairment.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount that would have been determined had no impairment loss been recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### **1.9 Cash and cash equivalents**

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### **1.10 Financial instruments**

The group has elected the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the group's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

## INVESTORS IN PRIVATE CAPITAL LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2018

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#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financial transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivables within one year are not amortised.

#### **Impairment of financial assets**

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the statement of comprehensive income.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in the statement of comprehensive income.

#### **Derecognition of financial assets**

Financial assets are recognised only when the contractual rights of the cash flows from the asset expire or are settled, or when the company transfers the financial asset and subsequently all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and loans from fellow group companies are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

## INVESTORS IN PRIVATE CAPITAL LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2018

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#### 1.11 Equity instruments

Equity instruments issued by the group are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the group.

#### 1.12 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The group's liability for current tax is calculated using tax rates that have been enacted or subsequently enacted by the reporting end date.

##### Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of the deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be achievable to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset if, and only if, there is a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### 1.13 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

## INVESTORS IN PRIVATE CAPITAL LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2018

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#### **1.14 Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### **1.15 Leases**

Rentals payable under operating leases, including any lease incentives received, are charged to profit and loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

#### **1.16 Capital instruments**

Shares are included in shareholders' funds. Other instruments are classified as liabilities if they contain an obligation to transfer economic benefits and if not, they are included in shareholders' funds. The finance cost recognised in the profit and loss account in respect of capital instruments, other than equity shares, is allocated to periods over the term of the instrument at a constant rate on the carrying amount.

#### **1.17 Critical accounting judgements and key sources of estimation uncertainty**

In the application of the group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### **Critical judgements**

The following judgements have had the most significant effect on amounts recognised in the financial statements.

#### **Investment properties**

The group's investment properties which are properties held to earn rentals and/or capital appreciation are measured using the fair value model and stated at their fair values as at the reporting date. The directors have used their experience of the property market and with reference to formal advice from suitably qualified Chartered Surveyors and market evidence of transaction prices of similar properties, have assessed and appropriate value at the year end.

#### **Bad debt provision**

The directors have considered the bad debt provision by considering the financial situation of each tenant in each property. The directors make decisions on a case by case basis in assessing individual debtor recoverability.

#### **1.18 Key management personnel**

The directors consider, in relation to the requirements to disclose the remuneration of key management personnel, that key management comprise the Board of Directors. For details of directors remuneration refer to Note 7.

INVESTORS IN PRIVATE CAPITAL LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018

2. Turnover and other revenue

The turnover and profit before taxation are attributable to the one principal activity of the group wholly undertaken in the United Kingdom.

An analysis of turnover by class of business is given below:

	2018 £'000	2017 £'000
<b>Turnover</b>		
Rental and other income	<u>29,379</u>	<u>29,209</u>
<b>Other significant revenue</b>		
Interest receivable	<u>4,803</u>	<u>1,659</u>

3. Other operating income

	2018 £'000	2017 £'000
Other operating income	<u>604</u>	<u>614</u>

4. Operating profit

Operating profit is stated after charging/(crediting):

	2018 £'000	2017 £'000
Operating lease charges	216	227
Depreciation - owned assets	3	3
Auditors' remuneration ( <b>note 8</b> )	65	65
Loss/(profit) on disposal of investment properties	<u>584</u>	<u>(4,947)</u>

INVESTORS IN PRIVATE CAPITAL LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018

5. Interest receivable and similar income

	2018 £'000	2017 £'000
Interest on bank deposits	20	26
Other interest income	<u>4,783</u>	<u>1,633</u>
	<u>4,803</u>	<u>1,659</u>

Investment income includes the following:

Interest on financial assets not measured at fair value through profit or loss	<u>20</u>	<u>26</u>
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6. Interest payable and similar expenses

	2018 £'000	2017 £'000
Interest on bank overdrafts and loans	7,235	8,642
Interest on financial liabilities	<u>7,760</u>	<u>2,623</u>
	14,995	11,265
<b>Other finance costs:</b>		
Other interest and penalties	<u>-</u>	<u>1,428</u>
Total finance costs	<u>14,995</u>	<u>12,693</u>

7. Employees and directors

Employee's aggregate remuneration comprised:

	2018 £'000	2017 £'000
Wages and salaries	1,072	1,031
Social security costs	122	116
Other pension costs	<u>98</u>	<u>100</u>
	<u>1,292</u>	<u>1,247</u>

**INVESTORS IN PRIVATE CAPITAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018**

**7. Employees and directors (continued)**

The average number of employees during the year was as follows:

	<b>2018</b>	<b>2017</b>
Administration	<u>23</u>	<u>23</u>

	<b>2018 £'000</b>	<b>2017 £'000</b>
<b>Directors' remuneration</b>		
Directors service fees	<u>25</u>	<u>25</u>

**8. Auditors' remuneration**

	<b>2018 £'000</b>	<b>2017 £'000</b>
<b>For audit services</b>		
Audit of the company's subsidiaries	55	55
<b>For other services</b>		
Taxation compliance services	<u>10</u>	<u>10</u>

INVESTORS IN PRIVATE CAPITAL LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018

9. Taxation

**Analysis of the tax credit**

The tax credit on the profit for the year was as follows:

	2018 £'000	2017 £'000
<b>Current tax:</b>		
UK corporation tax	2,971	-
<b>Deferred tax:</b>		
Origination and reversal of timing differences	(3,150)	(848)
Changes in tax rates	64	(1,259)
Total deferred tax	<u>(3,086)</u>	<u>(2,107)</u>
Total tax credit	<u>(115)</u>	<u>(2,107)</u>

UK corporation tax has been charged at 19% (2017 - 20%).

**Reconciliation of total tax credit included in profit and loss**

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	2018 £'000	2017 £'000
Profit before tax	<u>11,677</u>	<u>17,484</u>
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2017 - 20%)	2,219	3,497
Effects of:		
Expenses not deductible for tax purposes	2,145	262
Income not taxable for tax purposes	(1,996)	1,182
Utilisation of tax losses	-	(3,957)
Effect of change in corporation tax rate	64	(1,259)
Effect of revaluations and indexation of investments	(2,658)	(901)
Other tax adjustments	-	(598)
Loss/(profit) on disposals of investment properties	111	(333)
Total tax credit	<u>(115)</u>	<u>(2,107)</u>

INVESTORS IN PRIVATE CAPITAL LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018

10. Tangible fixed assets

Group

	Plant and Machinery £'000	Fixtures and fittings £'000	Totals £'000
<b>Cost</b>			
At 1 April 2017	110	20	130
Additions	<u>4</u>	<u>-</u>	<u>4</u>
At 31 March 2018	<u>114</u>	<u>20</u>	<u>134</u>
<b>Depreciation</b>			
At 1 April 2017	107	20	127
Charge for year	<u>3</u>	<u>-</u>	<u>3</u>
At 31 March 2018	<u>110</u>	<u>20</u>	<u>130</u>
<b>Net book value</b>			
At 31 March 2018	<u>4</u>	<u>-</u>	<u>4</u>
At 31 March 2017	<u>4</u>	<u>-</u>	<u>4</u>

The company had no tangible fixed assets as at 31 March 2018 or 31 March 2017.

11. Fixed asset investments

	Group		Company	
	2018 £'000	2017 £'000	2018 £'000	2017 £'000
Investment in subsidiaries	-	-	151,700	151,700
Unlisted investments	<u>25</u>	<u>25</u>	<u>63,747</u>	<u>70,461</u>
	<u>25</u>	<u>25</u>	<u>215,447</u>	<u>222,161</u>

The unlisted investment balance of £63.7m (2017: £70.5m) in the company relates to the investment in Wellington Pub Company Plc 'A' and 'B' bonds.

**INVESTORS IN PRIVATE CAPITAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018**

**11. Fixed asset investments - continued**

**Group**

	<b>Unlisted investments £'000</b>	<b>Listed investments £'000</b>	<b>Totals £'000</b>
<b>Cost</b>			
At 1 April 2017 & 31 March 2018	25	-	25
	<hr/>	<hr/>	<hr/>
<b>Carrying amount</b>			
At 31 March 2018	25	-	25
	<hr/>	<hr/>	<hr/>
At 31 March 2017	25	-	25
	<hr/>	<hr/>	<hr/>

**Company**

	<b>Investments in subsidiaries £'000</b>	<b>Unlisted investments £'000</b>	<b>Totals £'000</b>
<b>Cost</b>			
At 1 April 2017	151,700	70,461	222,161
Additions	-	1,568	1,568
Disposals	<hr/>	<hr/>	<hr/>
	-	(8,282)	(8,282)
At 31 March 2018	<hr/>	<hr/>	<hr/>
	151,700	63,747	215,447
<b>Net book value</b>			
At 31 March 2018	<hr/>	<hr/>	<hr/>
	151,700	63,747	215,447
At 31 March 2017	<hr/>	<hr/>	<hr/>
	151,700	70,461	222,161

**Subsidiaries**

Details of the company's subsidiaries at 31 March 2018 are as follows:

<b>Name of undertaking</b>	<b>Registered Office</b>	<b>Nature of business</b>	<b>Class of of shares held</b>	<b>% Held Direct</b>
Wellington Investments Limited	England & Wales	Property management	Ordinary 'A' & 'B'	100.00
Criterion Asset Management Limited	England & Wales	Property management	Ordinary 'A' & 'B'	100.00
Wellington Pub Company PLC	England & Wales	Property investment	Ordinary	100.00
Wellesley Capital Investment Limited	England & Wales	Property investment	Ordinary	100.00
Marguerite Properties Limited	England & Wales	Dormant company	Ordinary	100.00
Mary Rose Properties Limited	England & Wales	Property investment	Ordinary	100.00
Mornington Pub Company Limited	England & Wales	Non-trading	Ordinary	100.00

INVESTORS IN PRIVATE CAPITAL LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018

12. Investment properties

Group	Total £'000
<b>Fair value</b>	
At 1 April 2017	458,856
Additions	175
Disposals	(3,632)
At 31 March 2018	<u>455,399</u>
<b>Net book value</b>	
At 31 March 2018	<u>455,399</u>
At 31 March 2017	<u>458,856</u>

The directors have reviewed the investment properties held and consider their value at 31 March 2018 to reflect the open market value. This decision is made based on their experience of the property market and with reference to formal advice from suitably qualified Chartered Surveyors, and market evidence of transaction prices of similar properties.

13. Financial instruments

	Group		Company	
	2018 £'000	2017 £'000	2018 £'000	2017 £'000
<b>Carrying amount of financial assets</b>				
Debt instruments measured at amortised cost	9,633	12,731	929	1,584
Equity instruments measured at cost less impairment	25	25	63,747	70,461
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Carrying amount of financial liabilities</b>				
Measured at amortised cost	<u>315,600</u>	<u>339,316</u>	<u>226,220</u>	<u>281,841</u>

**INVESTORS IN PRIVATE CAPITAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018**

**14. Debtors**

	<b>Group</b>		<b>Company</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Amounts falling due within one year:				
Trade debtors	3,797	3,947	-	-
Amounts owed by group undertakings	3,996	4,367	23	473
Other debtors	1,840	4,418	11	1,111
Prepayments and accrued income	<u>1,358</u>	<u>791</u>	<u>895</u>	<u>-</u>
	<u>10,991</u>	<u>13,523</u>	<u>929</u>	<u>1,584</u>
 Amounts falling due after more than one year:				
Deferred Tax (Note 19)	<u>5</u>	<u>6</u>	<u>-</u>	<u>-</u>
 Aggregate amounts	<u>10,996</u>	<u>13,529</u>	<u>929</u>	<u>1,584</u>

**15. Creditors: amounts falling due within one year**

	<b>Group</b>		<b>Company</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Debenture loans (note 17)	8,407	7,996	-	-
Trade creditors	2,780	2,018	1	60
Amounts owed to group undertakings	9,616	9,437	22,391	22,881
Tax	1,320	-	-	-
Social security and other taxes	1,225	2,778	-	-
Other creditors	3,929	2,760	150	150
Accruals and deferred income	<u>7,158</u>	<u>8,548</u>	<u>75</u>	<u>95</u>
	<u>34,435</u>	<u>33,537</u>	<u>22,617</u>	<u>23,186</u>

**16. Creditors: amounts falling due after more than one year**

	<b>Group</b>		<b>Company</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Debenture loans (note 17)	47,264	39,219	-	-
Other loans (note 17)	<u>243,604</u>	<u>258,655</u>	<u>243,604</u>	<u>258,655</u>
	<u>290,868</u>	<u>297,874</u>	<u>243,604</u>	<u>258,655</u>

INVESTORS IN PRIVATE CAPITAL LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018

17. Loans

An analysis of the maturity of loans is given below:

	Group		Company	
	2018 £'000	2017 £'000	2018 £'000	2017 £'000
Class A secured fixed rate bonds at 6.735%	54,833	46,823	-	-
Class B secured fixed rate bonds at 7.335%	3,894	3,583	-	-
Less: Unamortised issue costs	(3,056)	(3,191)	-	-
Other borrowings	<u>243,604</u>	<u>258,655</u>	<u>243,604</u>	<u>258,655</u>
	<u>299,275</u>	<u>305,870</u>	<u>243,604</u>	<u>258,655</u>
Payable within one year	8,407	7,996	-	-
Payable after one year	<u>290,868</u>	<u>297,874</u>	<u>243,604</u>	<u>258,655</u>

As security for the payment of all monies due and payable in respect of the Bonds under the trust deed, Wellington Pub Company Plc (the issuer) has entered into a Deed of Charge creating inter alia the following security:

A first fixed charge by way of a mortgage of all estates and other interests of the issuer;  
An assignment by way of fixed security of the issuer's right, title, interest and benefit in and to the rental income;  
An assignment by way of fixed security of the issuer's right, title, interest and benefit in and to the Assigned Documents;  
An assignment by way of fixed security of the issuer's right, title, interest and benefit in and to all amounts from time to time standing to the credit of the bank accounts;  
A first floating charge over all the property, assets and undertakings of the issuer.

On 2 March 1998 the company performed a bond issue for £231 million. The issue costs are being amortised over the life of the bonds at a constant rate on the carrying amount.

Interest and principal payments on the Class B bonds will be subordinated to such payments on the Class A bonds, so that Class B Bondholders will not be entitled to receive any payment of interest or principal, unless and until, all amounts of interest due or overdue and principal then due to Class A Bondholders have been paid in full.

During the year, the company repaid £5,956,000 (2017: £5,571,000) of the Class A secured fixed rate bonds and £2,040,000 (2017: £2,040,000) of the Class B secured fixed rate bonds.

The loan is secured on certain of the group's investment properties.

**INVESTORS IN PRIVATE CAPITAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018**

**18. Provisions for liabilities**

	<b>Group</b>		<b>Company</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Deferred tax liabilities (note 19)	19,928	23,013	-	-
	<u>19,928</u>	<u>23,013</u>	<u>-</u>	<u>-</u>

**19. Deferred taxation**

Deferred tax assets and liabilities are offset where the group or company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

<b>Group</b>	<b>Liabilities</b>		<b>Assets</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Accelerated capital allowances	7,280	7,243	5	6
Revaluations	<u>12,648</u>	<u>15,770</u>	<u>-</u>	<u>-</u>
	<u>19,928</u>	<u>23,013</u>	<u>5</u>	<u>6</u>

The company has no deferred tax assets or liabilities.

**20. Retirement benefit schemes**

**Defined contribution schemes**

	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>
Charge to profit or loss in respect of defined contribution schemes	<u>98</u>	<u>100</u>

A defined contribution pension scheme is operated for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund.

**21. Share capital**

	<b>Group and company</b>	
	<b>2018</b>	<b>2017</b>
	<b>£'000</b>	<b>£'000</b>
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
1,000 Ordinary of £1 each	<u>1</u>	<u>1</u>

INVESTORS IN PRIVATE CAPITAL LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2018

22. Operating lease commitments

**Lessee**

Operating lease payments represent rentals payable by the company for leased motor vehicles. Motor leases are negotiated for an average term of 3 years and rentals are fixed for an average of 3 years with no defined option to extend the lease.

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	Group		Company	
	2018	2017	2018	2017
	£	£	£	£
Within one year	72,836	52,919	-	-
Between two and five years	<u>43,062</u>	<u>50,275</u>	<u>-</u>	<u>-</u>
	<u>115,898</u>	<u>103,194</u>	<u>-</u>	<u>-</u>

**Lessor**

At the reporting end date the company had contracted with tenants for the following minimum lease payments:

	Group		Company	
	2018	2017	2018	2017
	£'000	£'000	£'000	£'000
Within one year	28,210	26,501	-	-
Between two and five years	98,012	94,153	-	-
In over five years	<u>149,210</u>	<u>156,381</u>	<u>-</u>	<u>-</u>
	<u>275,432</u>	<u>277,035</u>	<u>-</u>	<u>-</u>

**INVESTORS IN PRIVATE CAPITAL LIMITED**

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**23. Related party transactions**

The group has taken advantage of the exemption available in FRS102 section 33.1A "Related Party Disclosures" whereby it has not disclosed transactions with any wholly owned subsidiary undertaking or fellow subsidiary undertakings.

At the year end the parent company owes TFB (Mortgages) Designated Activity Company, a company under common control, loans of £244m (2017: £259m). Interest payable on this loan amounted to £7.2m (2017: £8.6m).

Included within the amounts due from related undertakings is £481,000 (2017: £481,000) due to Wellington Pub Company Plc and £2.8m (2017: £1.3m) due to Wellesley Capital Investment Limited, from Aldersgate Investments Limited, a company under common control.

Included within the amounts due to related undertakings is £9.5m (2017: £8.6m) due from Investors in Private Capital Limited to Aldersgate Investments Limited.

**24. Parent company and controlling party**

The ultimate parent undertaking is Omaha Business Holdings Corp., a company registered in the British Virgin Islands at 2<sup>nd</sup> Floor, O'Neal Marketing Associates Building, PO Box 3174, Wickham's Cay II, Road Town, Tortola, BVI.