

Rose Diamond D Leicester 2005 Ltd

**Annual report and financial statements
for the year ended 31 December 2018**

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Rose Diamond D Leicester 2005 Ltd

Company information

Directors	F. Veenstra S. Al Dhaheri - alternate S. Al Darmaki K. Al Khajeh M. Al Mansoori J. Anand M. Foxon A. Garrod - alternate C. Scragg - alternate
Registered number	05374151
Registered office	5th Floor 6 St. Andrew Street London EC4A 3AE United Kingdom
Independent auditor	KPMG LLP 15 Canada Square London E14 5GL United Kingdom

Rose Diamond D Leicester 2005 Ltd

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Rose Diamond D Leicester 2005 Ltd

Directors' report for the year ended 31 December 2018

The directors present their report and the audited financial statements of the company for the year ended 31 December 2018.

Principal activity

The principal activity of the company continued to be the operation of a hotel in the United Kingdom.

Results and dividends

The loss for the year, after taxation, amounted to £1,373,235 (2017: profit £1,421,098).

The directors do not recommend the payment of a final dividend for the year ended 31 December 2018 (2017: £1,580,883).

Going concern

The directors believe that the company has sufficient financial resources to meet its trading obligations as and when they fall due and accordingly these financial statements have been prepared on a going concern basis.

Directors

The directors who held office during the year and up to the date of signing the financial statements were:

F. Veenstra
S. Al Dhaheri - alternate (resigned as a director 8 March 2018, reappointed as alternate 19 March 2018)
S. Al Darmaki (appointed 19 March 2018)
K. Al Khajeh (appointed 19 March 2018)
M. Al Mansoori (appointed 11 March 2018)
J. Anand (appointed 19 March 2018)
M. Foxon (appointed 19 March 2018)
A. Garrod - alternate (appointed 19 March 2018)
A. Johnston - alternate (appointed 19 March 2018, resigned 31 May 2018)
C. Scragg - alternate (appointed 19 March 2018)
K. Al Shamsi (resigned 8 March 2018)
S. Al Hallami - alternate (resigned 8 March 2018)
A. Al Qubaisi (resigned 8 March 2018)

Directors' report (continued) for the year ended 31 December 2018

Statement of directors' responsibilities in respect of the directors' report and the financial statements

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

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with applicable law and Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (UK Generally Accepted Accounting Practice applicable to Smaller Entities).

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 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;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Disclosure of information to auditor

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

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

Auditor

The auditor, KPMG LLP, will be proposed for reappointment in accordance with Section 487 of the Companies Act 2006.

Rose Diamond D Leicester 2005 Ltd

Directors' report (continued) for the year ended 31 December 2018

Small company exemption

In preparing this report, the directors have taken advantage of the small company exemptions provided by section 415A of the Companies Act 2006.

The directors have also taken advantage of the small company exemptions provided by section 414B of the Companies Act 2006 and have not prepared a strategic report.

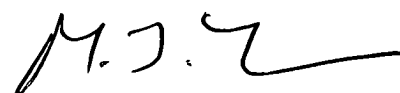
This report was approved by the board on

8 July

2019 and signed on its behalf by:



F. Veenstra
Director



M. Foxon
Director

Independent auditor's report to the members of Rose Diamond D Leicester 2005 Ltd

Opinion

We have audited the financial statements of Rose Diamond D Leicester 2005 Ltd ('the company') for the period ended 31 December 2018 which comprise the profit and loss account, the balance sheet, the statement of changes in equity and the related notes, including the accounting policies in note 3.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards applicable to smaller entities, including Section 1A of FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

The impact of uncertainties due to Britain exiting the European Union on our audit

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the directors, such as valuation of property and related disclosures and the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the company's future prospects and performance.

Brexit is one of the most significant economic events for the UK, and at the date of this report its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown. We applied a standardised firm-wide approach in response to that uncertainty when assessing the company's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company and this is particularly the case in relation to Brexit.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model, including the impact of Brexit, and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period. We have nothing to report in these respects.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Independent auditor's report to the members of Rose Diamond D Leicester 2005 Ltd (continued)

Directors' report

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

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

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept, or returns adequate to 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 take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 2, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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

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

Independent auditor's report to the members of Rose Diamond D Leicester 2005 Ltd (continued)

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

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.

Henry Todd (Senior Statutory Auditor)

for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

15 Canada Square

London

E14 5GL

United Kingdom

Date: 2019

Rose Diamond D Leicester 2005 Ltd

Profit and loss account for the year ended 31 December 2018

	Note	2018 £	2017 £
Turnover		8,276,766	8,429,315
Cost of sales		(4,080,309)	(3,845,027)
Gross profit		4,196,457	4,584,288
Administrative expenses		(3,672,690)	(3,568,480)
Impairment (charge)/reversal - tangible fixed assets	5	(1,435,393)	765,983
Operating (loss)/profit		(911,626)	1,781,791
Interest receivable		1,203	118
Interest payable and similar charges		(262,800)	(357,139)
(Loss)/profit before taxation		(1,173,223)	1,424,770
Taxation on (loss)/profit for the financial year	8	(200,012)	(3,672)
(Loss)/profit for the financial year		(1,373,235)	1,421,098

There were no recognised gains and losses for 2018 or 2017 other than those included in the profit and loss account.

The notes on pages 10 to 21 form part of these financial statements.

Rose Diamond D Leicester 2005 Ltd

Registered number:05374151

Balance sheet as at 31 December 2018

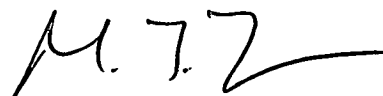
	Note	2018 £	2018 £	2017 £	2017 £
Fixed assets					
Tangible assets	10		18,700,001		18,000,000
			<u>18,700,001</u>		<u>18,000,000</u>
Current assets					
Stocks	11	34,776		35,031	
Debtors	12	1,568,718		3,986,541	
Cash at bank and in hand		257,678		108,719	
		<u>1,861,172</u>		<u>4,130,291</u>	
Creditors: Amounts falling due within one year	13	(1,107,988)		(1,298,580)	
Net current assets			<u>753,184</u>		<u>2,831,711</u>
Total assets less current liabilities			<u>19,453,185</u>		<u>20,831,711</u>
Creditors: Amounts falling due after more than one year	14		(8,607,579)		(8,612,870)
Net assets			<u><u>10,845,606</u></u>		<u><u>12,218,841</u></u>
Capital and reserves					
Called up share capital	16		8,358,443		8,358,443
Retained earnings			2,487,163		3,860,398
Total equity			<u><u>10,845,606</u></u>		<u><u>12,218,841</u></u>

The financial statements on pages 7 to 21 were approved and by the board on 2019 and were signed on its behalf by:

8 July



F. Veenstra
Director



M. Foxon
Director

The notes on pages 10 to 21 form part of these financial statements.

Rose Diamond D Leicester 2005 Ltd

Statement of changes in equity for the year ended 31 December 2018

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2018	8,358,443	3,860,398	12,218,841
Comprehensive income for the year			
Loss for the financial year	-	(1,373,235)	(1,373,235)
Contributions by and distributions to owners			
At 31 December 2018	<u>8,358,443</u>	<u>2,487,163</u>	<u>10,845,606</u>

Statement of changes in equity for the year ended 31 December 2017

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2017	8,358,443	4,020,183	12,378,626
Comprehensive income for the year			
Profit for the financial year	-	1,421,098	1,421,098
Contributions by and distributions to owners			
Dividends	-	(1,580,883)	(1,580,883)
At 31 December 2017	<u>8,358,443</u>	<u>3,860,398</u>	<u>12,218,841</u>

The notes on pages 10 to 21 form part of these financial statements.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

1. General information

Rose Diamond D Leicester 2005 Ltd ('the company') operates a hotel in the United Kingdom.

The company is a private company limited by shares and is incorporated in the United Kingdom. The address of its registered office is 5th Floor, 6 St. Andrew Street, London, EC4A 3AE, United Kingdom.

2. Statement of compliance

The individual financial statements of Rose Diamond D Leicester 2005 Ltd have been prepared in compliance with United Kingdom Accounting Standards, comprising Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland', as amended by Section 1A 'Small Entities' ('FRS 102') and the Companies Act 2006.

3. Accounting policies

3.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention as modified by the revaluation of land and buildings.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

3.2 Going concern

The directors believe that the company has sufficient financial resources to meet its trading obligations as and when they fall due and accordingly these financial statements have been prepared on a going concern basis.

3.3 Turnover

Turnover is the value of services and goods sold, within the United Kingdom, as part of the company's continuing ordinary activities after deducting value added taxes.

(i) Sale of services

Turnover is recognised on room sales and guest services when rooms are occupied and services have been rendered.

(ii) Sale of goods - retail

Sales of goods are recognised on sale to the customer which is considered the point of delivery. Retail sales are usually by cash, credit or payment card.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

3. Accounting policies (continued)

3.4 Exceptional items

The company classifies certain one-off charges or credits that have a material impact on the company's financial results as 'exceptional items'. These are disclosed separately to provide further understanding of the financial performance of the company.

Gains or losses which are recognised in the profit and loss account on the impairment or reversal of impairment of land and buildings are treated as exceptional items.

3.5 Interest receivable

Interest receivable is recognised in the profit and loss account using the effective interest method.

3.6 Interest payable and similar charges

Interest payable is charged to the profit and loss account over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

3.7 Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

Current or deferred taxation assets and liabilities are not discounted.

(i) Current tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period end.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred tax

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

3. Accounting policies (continued)

3.8 Dividends

Dividends and other distributions to the company's shareholders are recognised as a liability in the period in which the dividends and other distributions are approved by the company's shareholders. The amounts are recognised in the statement of changes in equity.

3.9 Tangible fixed assets

Tangible fixed assets include freehold hotels. Land and hotel buildings are stated at fair value, and hotel fixtures and fittings are stated at cost. Hotel refurbishment costs are capitalised in the period in which they are incurred. Repairs and maintenance costs are expensed as incurred.

A full valuation is carried out by a qualified external valuer every year. Revaluation gains are taken to the statement of other comprehensive income unless reversing a previously recognised impairment, when they are recognised in the profit and loss account. Revaluation losses are recognised in the statement of other comprehensive income to the extent that they offset previous revaluation gains. All other losses, including those incurred by a clear consumption of economic benefit, are charged to the profit and loss account. On revaluation of assets carried at fair value, accumulated depreciation at the date of valuation is taken to the statement of other comprehensive income.

Freehold land is not depreciated. Depreciation on hotel buildings, fixtures and fittings is provided at rates calculated to write off the value/cost less estimated residual value of each asset over its expected useful life.

Major refurbishments would be classified as construction in progress and stated at cost. They would be reclassified and depreciated when the related assets are made available for use.

Depreciation is provided on the following basis:

Freehold buildings	- Lesser of estimated useful life and 50 years
Fixtures and fittings	- Between 3 and 25 years

The carrying value of fixtures, fittings and equipment is reviewed for impairment if events or changes in circumstances indicate that the carrying value may not be recoverable as well as at the end of each reporting period. Any impairment in the value of assets below depreciated cost is charged to the profit and loss account.

3.10 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to sell.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the profit and loss account.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

3. Accounting policies (continued)

3.11 Cash

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

3.12 Financial instruments

(i) Financial assets

Basic financial assets, including trade and other debtors, amounts owed by group undertakings and cash and bank balances are initially recognised at transaction price. Such assets are subsequently measured at amortised cost using the effective interest method.

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

(ii) Financial liabilities

Basic financial instruments, including trade and other creditors, amounts owed to group undertakings and loans from fellow group companies are initially recognised at transaction price.

Trade creditors are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

(iii) Offsetting

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

3.13 Foreign currency translation

The company's functional and presentational currency is pound sterling.

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the balance sheet date.

Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction.

Exchange gains and losses are recognised in the profit and loss account.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

3. Accounting policies (continued)

3.14 Operating leases: lessee

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Payments under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

4. Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(i) Tangible fixed assets

Tangible fixed assets are revalued annually by independent valuers to assess the fair value of the hotel assets.

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 10 for the carrying amount of tangible fixed assets.

(ii) Impairment of trade debtors

The company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience. See note 12 for the net carrying amount of the debtors and associated impairment provision.

(iii) Taxes

Determining income tax provisions involves judgements on the tax treatment of certain transactions. Deferred tax is recognised on tax losses not yet used on temporary differences where it is probable that there will be taxable income against which these can be offset. See note 15 for details of deferred tax recognised.

(iv) Contingent liabilities

The company considers the potential obligations which may be incurred as a result of past events and the uncertainty of the impact on the company. Where the company identifies a present obligation for which payment is probable and the amount can be reliably estimated a provision is recognised. See note 19 for details.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

5. Exceptional items

	2018 £	2017 £
Impairment (charge)/reversal - tangible fixed assets (note 10)	<u>(1,435,393)</u>	<u>765,983</u>

Impairment (charge)/reversal - tangible fixed assets

The directors have considered the carrying value of the company's hotel asset following a valuation by CBRE Hotels Ltd dated 31 December 2018 carried out in accordance with the RICS valuation - Professional Standards effective from January 2014. This resulted in a charge of £1,435,393 (2017: reversal of impairment of £765,983).

6. Operating (loss)/profit

The audit fees for the year were £37,000 (2017: £37,000). There were no non audit fees for the current or previous financial year.

7. Staff costs

The company had no employees other than the directors during the year ended 31 December 2018 or the previous financial year.

The directors did not receive or waive any emoluments in respect of their services to the company during the year ended 31 December 2018 or the previous financial year.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

8. Taxation

There is no current tax for the financial year ended 31 December 2018 or the previous financial year.

	2018 £	2017 £
Deferred tax		
Origination and reversal of timing differences	225,624	249,310
Impact of change in tax rate	(23,750)	(29,101)
Adjustment in respect of prior periods	(1,862)	(216,537)
Taxation on (loss)/profit on ordinary activities	200,012	3,672

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2017: lower than) the standard rate of corporation tax in the UK of 19% (2017: 19.25%). The differences are explained below:

	2018 £	2017 £
(Loss)/profit on ordinary activities before tax	(1,173,223)	1,424,770
(Loss)/profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017: 19.25%)	(222,912)	274,219
Effects of:		
Expenses not deductible for tax purposes	973	475
Adjustment in respect of prior periods	(1,862)	(216,537)
Unrecognised deferred tax	132,260	(132,549)
Impact of change in tax rate	(23,750)	(29,101)
Group relief	160,379	107,165
Impairment of fixed assets	154,924	-
Total tax charge for the year	200,012	3,672

Factors that may affect future tax charges

Changes to the UK corporation tax rates were substantively enacted as part of the Finance Bill 2016 (on 7 September 2016). These include reductions to the main rate to reduce the rate to 17% from 1 April 2020. Deferred rates at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

9. Dividends

	2018 £	2017 £
Dividends paid	-	1,580,883

10. Tangible fixed assets

	Freehold land and buildings (At valuation) £	Fixtures and fittings (At cost) £	Construction in progress (At cost) £	Total £
Valuation/cost				
At 1 January 2018	15,562,858	10,128,990	1,180,136	26,871,984
Additions	1,702	477,639	2,022,541	2,501,882
Reclassification	1,864,558	1,338,119	(3,202,677)	-
Disposals	-	(1,971,277)	-	(1,971,277)
Revaluation	(1,435,393)	-	-	(1,435,393)
Reversal of depreciation on revaluation	(76,104)	-	-	(76,104)
At 31 December 2018	15,917,621	9,973,471	-	25,891,092
Accumulated depreciation				
At 1 January 2018	-	8,871,984	-	8,871,984
Charge for the year	76,104	285,011	-	361,115
Disposals	-	(1,965,904)	-	(1,965,904)
Reversal on revaluation	(76,104)	-	-	(76,104)
At 31 December 2018	-	7,191,091	-	7,191,091
Net book value				
At 31 December 2018	15,917,621	2,782,380	-	18,700,001
At 31 December 2017	15,562,858	1,257,006	1,180,136	18,000,000

Following a valuation by CBRE Hotels Ltd dated 31 December 2018, the directors have revalued the company's hotel asset to £18,700,001 (2017: £18,000,000). The valuation was carried out in accordance with the RICS Valuation - Professional Standards effective from January 2014.

The valuation has been incorporated into the financial statements; the resulting reversal of impairment has been taken to the profit and loss account. The revaluation during the year ended 31 December 2018 resulted in a revaluation deficit of £1,435,393.

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

10. Tangible fixed assets (continued)

If land and buildings had not been revalued they would have been included at the following amounts:

	2018 £	2017 £
Cost	26,911,471	25,045,211
Accumulated depreciation	(10,993,850)	(9,482,353)
Net book value based on historical cost	15,917,621	15,562,858

11. Stocks

	2018 £	2017 £
Finished goods and goods for resale	34,776	35,031

12. Debtors

	2018 £	2017 £
Due after more than one year		
Deferred tax asset (note 15)	623,596	823,608
Due within one year		
Trade debtors	376,546	503,085
Amounts owed by group undertakings	325,742	2,349,141
Other debtors	10,401	81,376
Prepayments and accrued income	232,433	229,331
	1,568,718	3,986,541

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

Trade debtors are stated after provisions for impairment of £3,694 (2017: £4,527).

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Notes to the financial statements for the year ended 31 December 2018

13. Creditors: Amounts falling due within one year

	2018 £	2017 £
Trade creditors	298,495	358,883
Amounts owed to group undertakings	-	30,427
Other taxation and social security	11,886	-
Other creditors	-	120,167
Accruals and deferred income	797,607	789,103
	1,107,988	1,298,580

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

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

	2018 £	2017 £
Bank loans (net of issue costs)	8,607,579	8,612,870

The bank loan is repayable on 3 August 2022. Interest is payable quarterly at LIBOR 3mGBP plus 2.15% and included within accruals in creditors due within one year. Loan arrangement fees of £81,889 were capitalised and are being amortised over the loan term. The loan is shown net of these deferred fees. At 31 December 2018, the unamortised arrangement fees were £54,739 (2017: £73,736).

During the year, an amount of £24,288 was repaid on the principal amount of the bank loan.

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Notes to the financial statements for the year ended 31 December 2018

15. Deferred taxation

	2018 £	2017 £
At 1 January	823,608	827,280
Charged to the profit and loss account	(200,012)	(3,672)
At 31 December	623,596	823,608

The deferred tax asset is made up as follows:

	2018 £	2017 £
Fixed asset timing differences	623,596	823,608

A deferred tax asset of £673,880 (2017: £555,542) arising from capital and trading losses has not been recognised as there is insufficient evidence of future taxable profits to confirm recoverability in the foreseeable future.

16. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
8,358,443 (2017: 8,358,443) ordinary shares of £1 each	8,358,443	8,358,443

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the company.

17. Capital commitments

At 31 December the company had capital commitments as follows:

	2018 £	2017 £
Contracts placed for future capital expenditure not provided in the financial statements	151,886	1,874,612

Rose Diamond D Leicester 2005 Ltd

Notes to the financial statements for the year ended 31 December 2018

18. Commitments under operating leases

At 31 December the company had the following future minimum lease payments under non-cancellable operating leases for each of the following periods:

	2018 £	2017 £
Not later than 1 year	182	704

19. Contingent liabilities

The company and several fellow group undertakings entered into a facility agreement with a number of third parties, in respect of a bank loan.

This loan is secured by way of a fixed and floating charge over the present and future property and assets of this company and the property and assets of the fellow group undertakings.

The directors do not anticipate the security being called in.

20. Related party transactions

The company is exempt from disclosing related party transactions with companies that are wholly owned within the Tamweelview European Holdings SA group.

21. Immediate and ultimate parent undertakings and controlling party

The immediate parent undertaking is Silver Diamond TEHC24 Sàrl, a company registered in Luxembourg. Silver Diamond TEHC24 Sàrl is the parent undertaking of the smallest group to consolidate these financial statements.

Tamweelview European Holdings SA, a company registered in Luxembourg is the parent undertaking of the largest group to consolidate these financial statements, copies of which are available from 2C rue Albert Borschette, L-1246 Luxembourg, Grand Duchy of Luxembourg.

The ultimate parent undertaking is Silver Holdings SA, a company registered in Luxembourg.

The ultimate controlling entity is the Abu Dhabi Investment Authority, registered in United Arab Emirates.