

British Vita Property UK (2) Limited  
Annual report and financial statements  
for the year ended 31 December 2018

Registered number 05691766



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for the year ended 31 December 2018

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# **British Vita Property UK (2) Limited**

## **Directors and advisors for the year ended 31 December 2018**

### **Directors**

Mr J Cheele  
Mr D O'Riordan  
Mr D Round  
Mr I W Robb  
Mr M O Shafi Khan

### **Secretary**

Vita Industrial (UK) Limited

### **Independent auditors**

PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
No 1 Spinningfields  
Hardman Square  
Manchester  
M3 3EB

### **Registered office**

Oldham Road  
Middleton  
Manchester  
M24 2DB

### **Registered number**

05691766

# British Vita Property UK (2) Limited

## Strategic report for the year ended 31 December 2018

The directors present their Strategic report on the Company for the year ended 31 December 2018.

### Principal activities

The principal activity of the Company for the year ended 31 December 2018 was that of property investment for the Group (Vita (Lux III) S.à.r.l. and its subsidiary companies) in the UK. The future activity of the Company is expected to be minimal.

### Business review

Results for the year ended 31 December 2018 were in line with expectations. Turnover of the Company in 2018 was £nil (2017: £223,310 related to rental income from a long leasehold property disposed of in November 2017). The loss for the financial year was £45,198 (2017: £249,841). At the year end the Company had net liabilities of £330,394 (2017: £285,196).

### Environment

The Company recognises the importance of its environmental responsibilities, undertakes initiatives to promote greater environmental responsibility, encourages the development and sharing of environmentally friendly technologies, designs and implements policies to reduce any environmental damage that might be caused by its activities and regularly reviews its performance. The Company operates in accordance with Group policies.

### Principal risks and uncertainties

The management of the business and the execution of the Group's strategy are subject to a number of risks.

*Competitive pressure in the trading subsidiary undertakings, both within the UK and overseas, is a continuing risk for the Group. The Group manages this risk by providing value added services to its customers, having fast response times not only in supplying products but in handling all customer queries and by maintaining strong relationships with customers.*

In the UK, uncertainty in the process for leaving the European Union may impact consumer confidence and the business remains alert to rapid changes in consumer behaviour in all key European markets. Management will continue to monitor taxation and regulatory developments associated with Brexit, so that any consequences are addressed.

Brexit scenarios range from a "soft" negotiated deal to a "hard" outcome, and all scenarios will impact the Group in some way, including but not limited to the following:

- Potential limiting of future growth in cross-border trade,
- Potential loss of free trade between the UK and Europe in the case of a "hard" Brexit, specifically, imposition of import duties and other customs related costs,
- Potential changes to trade agreements outside the EU,
- Changes to VAT arrangements.

However, management does not consider that these will affect the Company's ability to continue as a going concern, given the information currently available.

### Financial risk management

The Group, of which the Company is a member, through its treasury activities seeks to reduce financial risk, ensure sufficient liquidity and manage surplus cash. The treasury department operates within parameters approved and monitored by the Group Board of Directors and restricts transactions to banks that have a defined minimum credit rating.

The treasury department does not take speculative financial positions and makes limited use of derivative financial instruments. The treasury department advises operational management on all financial risks and executes all major transactions in financial instruments. In the UK, the treasury department arranges all foreign currency forward contracts to hedge transactional exposures and ensures exposures are fully hedged as they arise and, where appropriate, hedges future exposures up to six months forward. In addition, the treasury department manages borrowings.

The Company had no foreign currency forward contracts at year end (2017: none).

# British Vita Property UK (2) Limited

## Strategic report for the year ended 31 December 2018 (continued)

### Key Performance Indicators (“KPIs”)

The Company produces monthly reporting packs containing its financial results and these are consolidated into the total numbers for submission to the Group for review. The Key Performance Indicators on which the Company focuses are:

- EBITDA
- Working Capital
- Operating Cash Flow

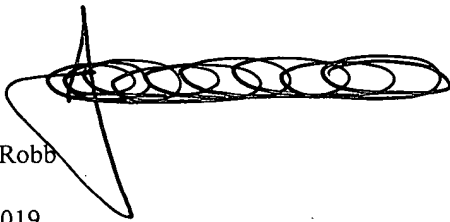
The KPIs are measured in absolute terms and, in addition, working capital is also measured on days sales outstanding, days purchases outstanding and days inventory in hand.

### Non financial

There are three non financial key performance indicators which are:

- Health and safety
- Environment
- Compliance

On behalf of the Board

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above the printed name and title.

Mr I W Robb  
Director  
7 June 2019

# British Vita Property UK (2) Limited

## 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.

### Political and charitable contributions

No political or charitable donations were made by the Company during the current or prior year.

### Future developments

As at the year ended 31 December 2018, the Company no longer holds any investment properties. The Company does not have any immediate plans to increase its property portfolio.

### Dividends

The directors have not paid and do not propose a dividend in respect of the year ended 31 December 2018 (2017: £nil).

### Financial risk management

Financial risk management is described in the Strategic report on page 2.

### Going concern

The directors have assessed the Company's going concern status using all available information and considered the foreseeable future. The Company has net liabilities of £330,394 as at 31 December 2018 (2017: £285,196) and is reliant on the continued support of the creditors and the Group companies. Vita (Group) Unlimited has indicated that this support will continue for such a period as the company remains part of the Group. On this basis the directors believe that the financial statements should be 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 as follows:

Mr J Cheele (resigned 31 December 2018)

Mr D O'Riordan

Mr D Round

Mr I W Robb (appointed 7 January 2019)

Mr M O Shafi Khan (appointed 12 April 2019)

### Directors' indemnities

As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial year and is currently in force. The Group purchased and maintained throughout the financial year Directors' and Officers' liability insurance in respect of itself and its directors.

### Statement of directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

# British Vita Property UK (2) Limited

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

### Statement of directors' responsibilities (continued)

The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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.

### Disclosure of information to auditors

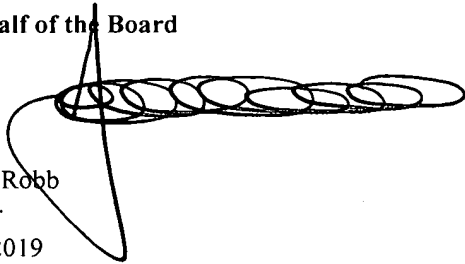
In the case of each director in office at the date the Directors' report is approved:

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

### Independent auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution concerning their reappointment will be proposed at the Annual General Meeting.

On behalf of the Board

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned over the text 'On behalf of the Board'.

Mr I W Robb  
Director  
7 June 2019

# **British Vita Property UK (2) Limited**

## **Independent auditors' report to the members of British Vita Property UK (2) Limited**

### **Report on the audit of the financial statements**

#### **Opinion**

In our opinion, British Vita Property UK (2) Limited's 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual report and financial statements (the "Annual Report"), which comprise: the balance sheet as at 31 December 2018; the profit and loss account, the statement of changes in equity for the year then ended; the accounting policies; and the notes to the financial statements.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Independence**

We remained independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

#### **Conclusions relating to going concern**

ISAs (UK) require us to report to you when:

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

We have nothing to report in respect of the above matters.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern. For example, the terms on which the United Kingdom may withdraw from the European Union are not clear, and it is difficult to evaluate all of the potential implications on the Company's trade, customers, suppliers and the wider economy.

#### **Reporting on other information**

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic Report and Directors' report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included. Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.



# British Vita Property UK (2) Limited

## Independent auditors' report to the members of British Vita Property UK (2) Limited (continued)

### *Strategic report and Directors' report*

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' report for the year ended 31 December 2018 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' report.

### **Responsibilities for the financial statements and the audit**

#### *Responsibilities of the directors for the financial statements*

As explained more fully in the Statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### *Use of this report*

This report, including the opinions, has been prepared for and only for the Company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

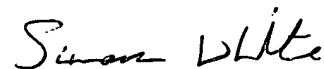
## Other required reporting

### **Companies Act 2006 exception reporting**

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

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

We have no exceptions to report arising from this responsibility.



Simon White (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Manchester  
7 June 2019

## British Vita Property UK (2) Limited

### Profit and loss account for the year ended 31 December 2018

	Note	2018	2017
		£	£
<b>Turnover</b>	1	-	223,310
Administrative expenses		(55,506)	(46,519)
Loss on sale of investment property	2	-	(1,463,233)
Waiver of inter-company loan payable	2	-	1,463,233
<b>Operating (loss)/profit</b>	2	(55,506)	176,791
Other interest receivable and similar income	3	52	-
Interest payable and similar expenses	4	(358)	(475,127)
<b>Loss before taxation</b>		(55,812)	(298,336)
Tax on loss	6	10,614	48,495
<b>Loss for the financial year</b>	11	(45,198)	(249,841)

All results are generated from continuing operations.

The accounting policies and notes form part of these financial statements.

The Company incurred no other comprehensive income other than that recognised in the Profit and loss account above in either the current or prior year, and therefore no separate Statement of comprehensive income has been presented.

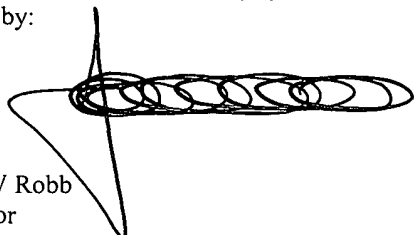
# British Vita Property UK (2) Limited

## Balance sheet as at 31 December 2018

	Note	2018	2017
		£	£
<b>Current assets</b>			
Debtors	7	34,544	105,600
Cash at bank and in hand		-	348
		<b>34,544</b>	<b>105,948</b>
<b>Creditors: amounts falling due within one year</b>	8	<b>(364,938)</b>	<b>(388,345)</b>
<b>Net current liabilities and total assets less current liabilities</b>		<b>(330,394)</b>	<b>(282,397)</b>
<b>Creditors: amounts falling due after more than one year</b>	9	<b>-</b>	<b>(2,799)</b>
<b>Net liabilities</b>		<b>(330,394)</b>	<b>(285,196)</b>
<b>Capital and reserves</b>			
Called up share capital	10	1	1
Profit and loss account	11	(330,395)	(285,197)
<b>Total shareholder's deficit</b>		<b>(330,394)</b>	<b>(285,196)</b>

The accounting policies and notes on pages 11 to 17 form part of these financial statements.

The financial statements on pages 8 to 17 were approved by the board of directors on 7 June 2019 and signed on its behalf by:



Mr I W Robb  
Director  
7 June 2019

British Vita Property UK (2) Limited  
Registered number  
05691766

## British Vita Property UK (2) Limited

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

	Called up share capital	Profit and loss account	Total shareholder's deficit
	£	£	£
At 1 January 2017	1	(35,356)	(35,355)
Loss for the financial year and total comprehensive expense for the financial year	-	(249,841)	(249,841)
At 31 December 2017	1	(285,197)	(285,196)
Loss for the financial year and total comprehensive expense for the financial year	-	(45,198)	(45,198)
<b>At 31 December 2018</b>	<b>1</b>	<b>(330,395)</b>	<b>(330,394)</b>

# British Vita Property UK (2) Limited

## Accounting policies

### Authorisation of financial statements and statement of compliance with FRS 101

The financial statements of British Vita Property UK (2) Limited for the year ended 31 December 2018 were authorised for issue by the board of directors on 7 June 2019 and the balance sheet was signed on behalf of the board by Mr I W Robb. British Vita Property UK (2) Limited is a private limited company, limited by shares, and is incorporated, registered and domiciled in England and Wales.

These financial statements have been prepared in accordance with United Kingdom Accounting Standards, in particular, Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and the Companies Act 2006 (the Act), as applicable to companies using FRS 101. FRS 101 sets out a reduced disclosure framework for a “qualifying entity”, as defined in the standard, which addresses the financial reporting requirements and disclosure exemptions in the individual financial statements of qualifying entities that otherwise apply the recognition, measurement and disclosure requirements of EU-adopted IFRS.

The results of British Vita Property UK (2) Limited are included in the consolidated financial statements of Vita (Lux III) S.à.r.l., a company incorporated in Luxembourg. Copies of their financial statements can be obtained from Vita (Lux III) S.à.r.l., 15, Boulevard F.W. Raiffeisen, L-2411 Luxembourg.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 December 2018. The financial statements are prepared in Sterling.

These policies have been consistently applied to all years presented, unless otherwise stated.

### Basis of preparation

The financial statements have been prepared, on the going concern basis, using the historical cost convention, as stated in the accounting policies.

The Company is a qualifying entity for the purposes of FRS 101. Note 13 gives details of the Company’s ultimate parent and from where its consolidated financial statements prepared in accordance with IFRS may be obtained.

The following exemptions from the requirements of IFRS have been applied in the preparation of these financial statements, in accordance with FRS 101:

- IFRS 7, “Financial Instruments: Disclosures”
- IAS 7, “Statement of cash flows”
- The requirements of IAS 24, “Related party disclosures” to disclose related party transactions entered into between two or more members of a group.
- Paragraph 38 IAS , 'Presentation of financial statements' comparative information requirements in respect of:
  - paragraph 73(e) of IAS 16 Property, plant and equipment

### Critical accounting estimates and judgements

The Company’s accounting policies have been set by management and approved by the Audit Committee. The application of these accounting policies to specific scenarios requires reasonable estimates and assumptions to be made concerning the future. These are continually evaluated based on historical experience and expectations of future events.

Under FRS 101, estimates or judgements are considered critical where they involve a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities from period to period. This may be because the estimate or judgement involves matters which are highly uncertain, or because different estimation methods or assumptions could reasonably have been used.

Critical accounting estimates have been made in the following areas when preparing the Group’s financial statements:

1. The recognition of deferred tax assets is based on the availability of suitable future taxable profits of the Company the tax jurisdiction and satisfies the relevant recognition criteria. The assumptions used are considered the best available and reasonable. A significant deterioration in results would need to occur in order to result in an impairment of the deferred tax asset recognised.

### Going concern

The Company has net liabilities of £330,394 as at 31 December 2018 (2017: £285,196) and is reliant on the continued support of the creditors and the Group companies. Vita (Group) Unlimited has indicated that this support will continue for such a period as the company remains part of the Group. On this basis the directors believe that the financial statements should be prepared on a going concern basis.

# British Vita Property UK (2) Limited

## Accounting policies (continued)

### Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal and the net amount, less any proceeds, is taken to the Income Statement.

### Depreciation

Depreciation of property is provided at rates estimated to write off the cost less residual value of assets over their useful economic lives, the principal rates of annual straight line depreciation being:

	%
Investment property	2.5

### Taxation

Corporation tax payable is provided on taxable profits at the current rate.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

### Foreign currencies

Transactions denominated in foreign currencies are translated into Sterling at actual exchange rates as of the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the year end are translated into Sterling at the rate of exchange prevailing at the year end (or, where appropriate, at the rate of exchange in a related foreign currency forward contract). Any gain or loss arising from a change in exchange rates subsequent to the date of transaction is included as an exchange gain or loss in the profit and loss account.

### Turnover

Turnover comprises the value of sales (excluding VAT, similar taxes and trade discounts) of goods and services in the normal course of business. Sales are recognised when the risks and rewards of ownership of products pass to customers.

### Cash flow statement

The Company is a wholly owned subsidiary of Vita (Lux III) S.à.r.l., which produces consolidated financial statements that are publicly available. Consequently, the Company is exempt from the requirement of IAS 7 "Statement of Cash Flows" to prepare a cash flow statement.

### New accounting standards and IFRS IC interpretations

The Company has adopted the following new and amended IFRSs in all periods presented in the historical financial information. There has not been a material impact to the Company when adopting these new and amended IFRSs:

- Annual improvements 2014 - 2016
- IFRS 9 'Financial instruments'
- IFRIC 22, 'Foreign currency transactions and advance consideration'

At the date of authorisation of these financial statements, the following Standards and Interpretations which have not been applied in these financial statements were in issue but not yet effective:

- IFRIC 23 'Uncertainty over income tax treatments'
- Annual improvements 2015-2017
- Amendments to IFRS 9 (prepayment features)

There is not expected to be a material impact to the Company when adopting these new and amended IFRSs.

### Early adoption of standards

The Company has not adopted, and does not intend to adopt, any standards early.

# British Vita Property UK (2) Limited

## Accounting policies (continued)

### Financial liabilities

#### *Initial recognition*

Financial liabilities within the scope of IFRS 9 “Financial Instruments” are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. The Company determines the classification of its financial liabilities at initial recognition. Financial liabilities are recognised initially at fair value and in the case of loans and borrowings, directly attributable transaction costs.

The Company’s financial liabilities include trade and other payables and loans and borrowings.

#### *Recognition and measurement*

##### (a) Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are acquired for the purpose of selling in the near term. This category includes derivative financial instruments entered into by the Company that do not meet the hedge accounting criteria of IFRS 9. Gains or losses on liabilities held for trading are recognised in the Profit and loss account.

##### (b) Loans and borrowings

Loans and borrowings are initially recognised at fair value, net of transaction costs incurred. They are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the profit and loss over the period of the loans and borrowings using the effective interest rate method.

#### *Derecognition of financial liabilities*

A liability is generally derecognised when the contract that gives rise to it is settled, sold, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, such that the difference in the respective carrying amounts, together with any costs or fees incurred, are recognised in profit or loss.

### Exceptional items

Items which are both material and non-recurring in nature are presented as exceptional items in arriving at operating profit so as to provide a better indication of the Company’s underlying business performance and are shown separately on the face of the Profit and loss account.

# British Vita Property UK (2) Limited

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

### 1 Turnover

Turnover of the Company in 2018 was £nil (2017: £223,310 related to rental income from a long leasehold property disposed of in November 2017).

### 2 Operating (loss)/profit

Auditors' remuneration of £1,000 (2017: £1,000) for statutory audit services was borne by a fellow group undertaking. The auditors received no remuneration for non-audit services (2017: £nil).

Net cost of sales expenses of £55,506 (2017: £46,519) included fees for management services of £54,506 (2017: £nil), legal and professional fees of £1,000 (2017: £nil), depreciation on tangible fixed assets of £nil (2017: £22,581), profit relating to the disposal of a leasehold property £nil (2017: £26,999), offset by advice fees of £nil (2017: £50,782) and £nil of foreign currency loss (2017: £155).

### 3 Other interest receivable and similar income

	2018 £	2017 £
Amounts receivable from group undertakings	52	1,461

### 4 Interest payable and similar expenses

	2018 £	2017 £
Amounts payable to group undertakings	-	164,627
Other	358	174
	358	164,801

### 5 Directors and employees

The directors are directors for a number of group companies and it is not possible to allocate the remuneration between individual entities. Therefore, the Company discloses the emoluments paid to those directors for their services in the current year and in the prior year in Vita (Group) Unlimited. There were no employees in the year (2017: none).



# British Vita Property UK (2) Limited

## Notes to the financial statements (continued)

for the year ended 31 December 2018

### 6 Tax on loss

	2018 £	2017 £
<b>Current year</b>		
United Kingdom corporation tax at 19% (2017: 19.25%)	(10,604)	(48,495)
Adjustments in respect of previous years	(10)	-
<b>Tax on loss</b>	<b>(10,614)</b>	<b>(48,495)</b>

The tax assessed for the year differs from (2017: differs from) the standard rate of Corporation tax in the UK. The differences are explained as follows:

	2018 £	2017 £
Loss before taxation	(55,812)	(298,336)
Tax on loss before taxation at standard UK Corporation tax rate of 19% (2017: 19.25%)	(10,604)	(57,430)
Expenses not deductible for tax purposes	-	286,260
Non taxable income	-	(281,672)
Capital allowances less than depreciation	-	4,347
Adjustments in respect of previous years	(10)	-
<b>Tax credit for the year</b>	<b>(10,614)</b>	<b>(48,495)</b>

On 16 March 2016 the UK Chancellor announced a further reduction in the main rate of UK corporation tax to 17% with effect from 1 April 2020 (instead of 18% as previously announced). This change became substantively enacted on 6 September 2016. As such the deferred tax assets and liabilities have been measured accordingly.

A potential deferred tax asset of £259,661 (2017: £170,288) has not been recognised in respect of losses, as it is considered that the degree of certainty around the future is not sufficient to recognise the asset.

# British Vita Property UK (2) Limited

## Notes to the financial statements (continued) for the year ended 31 December 2018

### 7 Debtors

	2018 £	2017 £
Amounts owed by group undertakings	23,940	21,289
Corporation tax	10,604	48,495
Other debtors	-	35,816
	<b>34,544</b>	<b>105,600</b>

Amounts owed by group undertakings are unsecured and interest is charged on a floating rate basis. The rates are linked to the relevant currency LIBOR (zero floor) (or equivalent) for the currency of each loan, and an appropriate margin is added. Amounts owed by group undertakings are not repayable on demand.

### 8 Creditors: amounts falling due within one year

	2018 £	2017 £
Amounts owed to group undertakings	364,938	380,349
Other creditors	-	1,117
Accruals and deferred income	-	6,879
	<b>364,938</b>	<b>388,345</b>

Amounts owed to group undertakings are interest free and repayable 45 days after the end of the month in which they arose.

### 9 Creditors: amounts falling due after more than one year

	2018 £	2017 £
Amounts owed to group undertakings	-	2,799

Amounts owed to group undertakings are unsecured and interest is charged on a floating rate basis. The rates are linked to the relevant currency LIBOR (zero floor) (or equivalent) for the currency of each loan, and an appropriate margin is added. Amounts owed to group undertakings are not repayable on demand.

## British Vita Property UK (2) Limited

### Notes to the financial statements (continued) for the year ended 31 December 2018

#### 10 Called up share capital

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

#### 11 Profit and loss account

	Profit and loss account £
At 1 January 2017	(35,356)
Loss for the financial year	(249,841)
At 31 December 2017	(285,197)
Loss for the financial year	(45,198)
At 31 December 2018	(330,395)

#### 12 Related party transactions

The Company has taken advantage of the exemption under paragraph 3(C) from the provisions of IAS 24, 'Related Party Disclosures', from disclosing related party transactions with fellow Group companies on the grounds that throughout the year it was a wholly owned subsidiary of a group headed by the Vita (Lux III) S.à.r.l., whose financial statements are publicly available. There were no other related party transactions.

#### 13 Ultimate parent undertaking and controlling party

The Company's immediate parent undertaking is Vita (Group) Unlimited.

Vita (Lux III) S.à.r.l. is the parent undertaking of the largest and smallest group of undertakings to consolidate these financial statements at 31 December 2018. The consolidated financial statements may be obtained from 15, Boulevard F.W. Raiffeisen, L-2411 Luxembourg.

The Company's ultimate controlling party is Strategic Value Partners (SVP), a partnership located in the Cayman Islands. The ultimate parent company is Vita Global Holdings Limited.