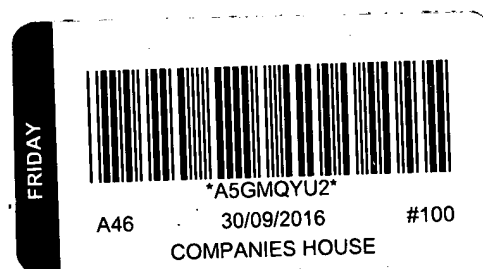


**Registered Number: 05739246 (England and Wales)**

**GROUP STRATEGIC REPORT, REPORT OF THE DIRECTORS AND  
CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 DECEMBER 2015  
FOR  
GROUP FIRST GLOBAL LIMITED**



**GROUP FIRST GLOBAL LIMITED**

**CONTENTS OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 DECEMBER 2015**

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**GROUP FIRST GLOBAL LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 DECEMBER 2015**

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**Directors:**

T S Whittaker  
J Slater (Appointed 21 July 2015)

**Registered Office:**

Group First House  
Mead Way  
Padiham  
Lancashire  
BB1 6AY

**Company Number:**

05739246 (England and Wales)

**Auditor:**

Pierce C.A. Limited  
Mentor House  
Ainsworth Street  
Blackburn  
Lancashire  
BB1 6AY

**Solicitors:**

JWK Solicitors  
5 Aalborg Square  
Lancaster  
LA1 1GG

## **GROUP FIRST GLOBAL LIMITED**

### **GROUP STRATEGIC REPORT FOR THE YEAR ENDED 30 DECEMBER 2015**

---

The directors present their strategic report of the company and the group for the year ended 30 December 2015.

#### **REVIEW OF BUSINESS**

The results for the year and financial position of the group are as shown in the annexed financial statements.

During the year the group successfully completed on a large number of its car parking spaces at its Glasgow sites and also largely completed on the sales at its Northampton and Trafford Park storage sites.

The directors are pleased with the underlying performance of the group.

The consolidated pre-tax loss of £0.7m for the year is arrived at after a total impairment charge of £3.8m against older stock items together with a release of an unutilised provision of £2.3m. The underlying performance of the group, as a result of the above one-off adjustments, is a £0.8m consolidated profit for the year.

Due to a successful year of sales the directors took the decision to extend the guaranteed rental returns, in respect of some of the group's early car park sales, which resulted in an additional accrual of £5.1m which is also included before arriving at the consolidated loss for the year.

The directors are continuing to source additional sites to expand the group's portfolio.

#### **PRINCIPAL RISKS AND UNCERTAINTIES**

The company and group do not actively use financial instruments as part of their financial risk management. The company and group finance their activities by cash flow generated from trading activities.

#### **ON BEHALF OF THE BOARD:**

  
T S Whittaker – Director

Date: 29 September 2016

## **GROUP FIRST GLOBAL LIMITED**

### **REPORT OF THE DIRECTORS FOR THE YEAR ENDED 30 DECEMBER 2015**

---

The directors present their report with the financial statements of the company and the group for the year ended 30 December 2015.

#### **PRINCIPAL ACTIVITIES**

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

The principal activity of the group was that of the development and sale of self storage property and car parking spaces. The group also develops and manages property.

#### **DIVIDENDS**

No dividends were paid during the year.

#### **FUTURE DEVELOPMENTS**

The group has put in place further infrastructure to grow the business during future years.

The current focus for the directors is that of maintaining the group's portfolio of sites, whilst looking to add additional sites to the portfolio, without any detrimental impact on existing sites.

#### **DIRECTOR**

The Directors who held office during the year and up to the date of signature of the financial statements were as follows:-

T S Whittaker

J Slater (Appointed 21 July 2015)

#### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors 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 International Financial Reporting Standards as adopted by the European Union. 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;
- 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.

**GROUP FIRST GLOBAL LIMITED**

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 30 DECEMBER 2015**

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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.

**AUDITORS**

In accordance with the company's articles, a resolution proposing that Pierce C.A. Limited be reappointed as auditors of the company will be put at the General Meeting.

**ON BEHALF OF THE BOARD:**

  
.....  
T S Whittaker - Director

Date: 29 September 2016  
.....

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF GROUP FIRST GLOBAL LIMITED**

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We have audited the financial statements of Group First Global Limited for the year ended 30 December 2015 on pages 7 to 29. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union, and as regards the parent company financial statements, as applied in accordance with the provisions of the Companies Act 2006.

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.

### **Respective responsibilities of directors and auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the FRC's website at [www.frc.org.uk/apb/scope/private.cfm](http://www.frc.org.uk/apb/scope/private.cfm).

### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent company's affairs as at 30 December 2015 and of the group's loss for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union;
- the parent company financial statements have been properly prepared in accordance with IFRSs as adopted by the European Union and as applied in accordance with the provisions of the Companies Act 2006; and
- the financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

### **Opinion on other matter prescribed by the Companies Act 2006**

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

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
GROUP FIRST GLOBAL LIMITED**

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

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

- adequate accounting records have not been kept by the parent company, or returns adequate for 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.



Mark Maden-Wilkinson (Senior Statutory Auditor)  
For and on behalf of Pierce C. A. Limited (Statutory Auditor)  
Mentor House  
Ainsworth Street  
Blackburn  
Lancashire  
BB1 6AY

Date: 29 September 2016



**GROUP FIRST GLOBAL LIMITED**

**CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 DECEMBER 2015**

	<b>Notes</b>	<b>30.12.15 £</b>	<b>30.12.14 £</b>
<b>CONTINUING OPERATIONS</b>			
Revenue		54,689,501	67,075,178
Cost of sales		(42,744,823)	(58,073,856)
<b>GROSS PROFIT</b>		<b>11,944,678</b>	<b>9,001,322</b>
Other operating income		1,375,790	1,589,374
Administrative expenses		(14,031,949)	(7,908,328)
<b>OPERATING (LOSS)/PROFIT</b>		<b>(711,481)</b>	<b>2,682,368</b>
Finance costs	3	-	(22,046)
Finance income	3	4,345	3,781
<b>(LOSS)/PROFIT BEFORE INCOME TAX</b>	4	<b>(707,136)</b>	<b>2,664,103</b>
Income tax	5	(187,304)	(242,145)
<b>(LOSS)/PROFIT FOR THE YEAR</b>		<b>(894,440)</b>	<b>2,421,958</b>
<b>OTHER COMPREHENSIVE INCOME</b>		<b>-</b>	<b>-</b>
<b>TOTAL COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR</b>		<b>(894,440)</b>	<b>2,421,958</b>
(Loss)/Profit attributable to: Owners of the parent		(894,440)	2,421,958
Total comprehensive (loss)/income attributed to: Owners of the parent		(894,440)	2,421,958

The notes form part of these financial statements

**GROUP FIRST GLOBAL LIMITED**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION AT  
30 DECEMBER 2015**

	Notes	30.12.15 £	30.12.14 £
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Intangible assets	8	91,282	-
Property, plant and equipment	9	5,192,031	2,712,782
Investment property	10	10,412,718	9,998,026
Investment in associates	11	94	94
Investments	11	-	-
		<hr/>	<hr/>
		15,696,125	12,710,902
		<hr/>	<hr/>
<b>CURRENT ASSETS</b>			
Inventories	12	22,772,799	10,333,483
Trade and other receivables	13	48,887,450	29,035,383
Cash and cash equivalents	14	16,715,888	1,326,300
		<hr/>	<hr/>
		88,376,137	40,695,166
		<hr/>	<hr/>
<b>TOTAL ASSETS</b>		<hr/>	<hr/>
		104,072,262	53,406,068
		<hr/>	<hr/>
<b>EQUITY</b>			
<b>SHAREHOLDERS' EQUITY</b>			
Called up share capital	15	1	1
Retained earnings	16	11,712,651	12,607,091
		<hr/>	<hr/>
<b>TOTAL EQUITY</b>		<hr/>	<hr/>
		11,712,652	12,607,092
		<hr/>	<hr/>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Trade and other payables	17	89,150,407	36,065,522
Financial liabilities – borrowings			
bank overdrafts	18	-	24,816
Tax payable		-	1,499,435
Provisions	19	3,209,203	3,209,203
		<hr/>	<hr/>
		92,359,610	40,798,976
		<hr/>	<hr/>
<b>TOTAL LIABILITIES</b>		<hr/>	<hr/>
		92,359,610	40,798,976
		<hr/>	<hr/>
<b>TOTAL EQUITY AND LIABILITIES</b>		<hr/>	<hr/>
		104,072,262	53,406,068
		<hr/>	<hr/>

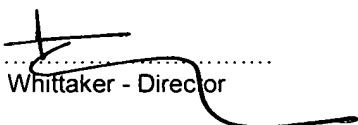
The notes form part of these financial statements

**GROUP FIRST GLOBAL LIMITED**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION AT  
30 DECEMBER 2015**

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The financial statements were approved by the Board of Directors on 29 September 2016 and were signed on its behalf by:

  
.....  
T S Whittaker - Director

The notes form part of these financial statements

**GROUP FIRST GLOBAL LIMITED**

**COMPANY STATEMENT OF FINANCIAL POSITION AT  
30 DECEMBER 2015**

	Notes	30.12.15 £	30.12.14 £
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	9	2,292,862	1,843,901
Investment property	10	-	-
Investment in associates	11	-	-
Investments	11	124,474	114
		<u>2,417,336</u>	<u>1,844,015</u>
<b>CURRENT ASSETS</b>			
Trade and other receivables	13	36,222,577	24,136,866
Cash and cash equivalents	14	14,253,043	-
		<u>50,475,620</u>	<u>24,136,866</u>
<b>TOTAL ASSETS</b>		<u>52,892,956</u>	<u>25,980,881</u>
<b>EQUITY</b>			
<b>SHAREHOLDERS' EQUITY</b>			
Called up share capital	15	1	1
Retained earnings	16	12,173,392	12,107,376
<b>TOTAL EQUITY</b>		<u>12,173,393</u>	<u>12,107,377</u>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Trade and other payables	17	40,719,563	14,307,813
Tax payable		-	(434,309)
		<u>40,719,563</u>	<u>13,873,504</u>
<b>TOTAL LIABILITIES</b>		<u>40,719,563</u>	<u>13,873,504</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>52,892,956</u>	<u>25,980,881</u>

The financial statements were approved by the Board of Directors on 29 September 2016 and were signed on its behalf by:

  
T S Whittaker - Director

The notes form part of these financial statements

**GROUP FIRST GLOBAL LIMITED****CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 DECEMBER 2015**

	<b>Called up Share capital £</b>	<b>Retained earnings £</b>	<b>Total equity £</b>
<b>Balance at 31 December 2013</b>	1	11,185,133	11,185,134
<b>Changes in equity</b>			
Dividends	-	(1,000,000)	(1,000,000)
Total comprehensive income	-	2,421,958	2,421,958
	<hr/>	<hr/>	<hr/>
<b>Balance at 30 December 2014</b>	1	12,607,091	12,607,092
	<hr/>	<hr/>	<hr/>
<b>Changes in equity</b>			
Dividends	-	-	-
Total comprehensive loss	-	(894,440)	(894,440)
	<hr/>	<hr/>	<hr/>
<b>Balance at 30 December 2015</b>	1	11,712,651	11,712,652
	<hr/>	<hr/>	<hr/>

The notes form part of these financial statements

**GROUP FIRST GLOBAL LIMITED**

**COMPANY STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 DECEMBER 2015**

	<b>Called up Share capital £</b>	<b>Retained earnings £</b>	<b>Total equity £</b>
<b>Balance at 31 December 2013</b>	1	6,445,394	6,445,395
<b>Changes in equity</b>			
Dividends	-	(1,000,000)	(1,000,000)
Total comprehensive income	-	6,661,982	6,661,982
	<hr/>	<hr/>	<hr/>
<b>Balance at 30 December 2014</b>	1	12,107,376	12,107,377
<b>Changes in equity</b>			
Dividends	-	-	-
Total comprehensive income	-	66,016	66,016
	<hr/>	<hr/>	<hr/>
<b>Balance at 30 December 2015</b>	1	12,173,392	12,173,393
	<hr/>	<hr/>	<hr/>

The notes form part of these financial statements

**GROUP FIRST GLOBAL LIMITED**

**CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 DECEMBER 2015**

	<b>Notes</b>	<b>30.12.15 £</b>	<b>30.12.14 £</b>
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	19,139,391	(1,690,426)
Interest paid		-	(22,046)
Tax paid		(1,686,739)	(999,492)
Net cash from operating activities		17,452,652	(2,711,964)
<b>Cash flows from investing activities</b>			
Acquisition of subsidiary net of cash acquired		(114,069)	-
Purchase of tangible fixed assets		(3,156,683)	(1,611,190)
Purchase of intangible fixed assets		(104,323)	-
Purchase of fixed asset investments		-	(94)
Purchase of investment property		(871,828)	(1,379,110)
Sale of tangible fixed assets		388,593	149,078
Sale of investment property		200,000	-
Interest received		4,345	3,781
Net cash from investing activities		(3,653,965)	(2,837,535)
<b>Cash flows from financing activities</b>			
Amount introduced by director		7,538,746	1,000,000
Amount withdrawn by director		(5,923,029)	(1,664,504)
Equity dividends paid		-	(1,000,000)
Net cash from financing activities		1,615,717	(1,664,504)
<b>Increase/(Decrease) in cash and cash equivalents</b>		15,414,404	(7,214,003)
<b>Cash and cash equivalents at beginning of year</b>	2	1,301,484	8,515,487
<b>Cash and cash equivalents at end of year</b>	2	16,715,888	1,301,484

The notes form part of these financial statements

**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 DECEMBER 2015**

**1. RECONCILIATION OF PROFIT BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS**

	<b>30.12.15 £</b>	<b>30.12.14 £</b>
(Loss)/Profit before income tax	(707,136)	2,664,103
Depreciation charges	332,296	370,877
Amortisation of intangible assets	13,041	-
Amortisation of goodwill on consolidation	114,069	-
Loss on disposal of fixed assets	213,683	14,687
Increase in other provisions	-	856,983
Finance costs	-	22,046
Finance income	(4,345)	(3,781)
	<u>(38,392)</u>	<u>3,924,915</u>
(Increase)/Decrease in inventories	(12,439,316)	1,315,543
Increase in trade and other receivables	(21,467,784)	(17,906,057)
Increase in trade and other payables	53,084,883	10,975,173
	<u>19,139,391</u>	<u>(1,690,426)</u>

**2. CASH AND CASH EQUIVALENTS**

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

**Year ended 30 December 2015**

	<b>30.12.15 £</b>	<b>30.12.14 £</b>
Cash and cash equivalents	16,715,888	1,326,300
Bank overdrafts	-	(24,816)
	<u>16,715,888</u>	<u>1,301,484</u>

**Year ended 30 December 2014**

	<b>30.12.14 £</b>	<b>30.12.13 £</b>
Cash and cash equivalents	1,326,300	8,515,487
Bank overdrafts	(24,816)	-
	<u>1,301,484</u>	<u>8,515,487</u>

The notes form part of these financial statements



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 DECEMBER 2015**

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**1. ACCOUNTING POLICIES**

**Company information**

Group First Global Limited is a company limited by shares incorporated in England and Wales. The registered office is Group First House, Mead Way, Padiham, Lancashire, BB12 7NG.

**Basis of preparation**

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted for use in the European Union and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

**Going concern**

The directors are not aware of any material uncertainties affecting the company and group and consider that the company and group will have sufficient resources to continue trading for the foreseeable future. As a result the directors have continued to adopt the going concern basis in preparing the financial statements.

**Basis of consolidation**

The consolidated statement of profit or loss and other comprehensive income and the consolidated statement of financial position include the financial statements of the group and its subsidiary undertakings made up to 30 December 2015. The results of subsidiaries sold or acquired are included in the statement of profit or loss up to or from the date control passes. Intra-group sales and profits are eliminated fully on consolidation.

**Investments**

Fixed asset investments are stated at cost less provision for diminution in value.

**Revenue recognition**

Revenue largely represents amounts receivable for storage units and car parking spaces sold net of discounts. Sales of units and parking spaces are recognised on legal completion.

Deposits received prior to legal completion taking place are held within other creditors on the Statement of Financial Position.

**Property, plant and equipment**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	-	2% on cost
Plant and machinery	-	at varying rates on cost
Fixtures and fittings	-	20% on cost and at varying rates on cost
Motor vehicles	-	25% on reducing balance
Computer equipment	-	at varying rates on cost

**Investment property**

Investment properties are included in the statement of financial position at fair value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the applicable accounting standard, IAS 40 Investment Property, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

**1. ACCOUNTING POLICIES - continued**

**Inventories**

Inventories represent the apportioned total attributable cost of unsold storepods and car parking spaces held by the group.

Inventories are valued at the lower of cost and net realisable value. Cost includes all contractual direct costs of property acquisition, fit out costs and refurbishment.

**Fair value measurement**

IFRS 13 establishes a single source of guidance for all fair value measurements. IFRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under IFRS when fair value is required or permitted. The resulting calculations under IFRS 13 affect the principles that the group uses to assess the fair value, but the assessment of fair value under IFRS 13 has not materially changed the fair values recognised or disclosed. IFRS 13 mainly impacts the disclosures of the group. It requires specific disclosures about fair value measurements and disclosures of fair values, some of which replace existing disclosure requirements in other standards.

**Cash and cash equivalents**

Cash and cash equivalents 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.

**Financial assets**

Financial assets are recognised in the company and group's statement of financial position when the company or group becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Financial assets are initially measured at fair value plus transaction costs, other than those classified as fair value through profit and loss, which are measured at fair value.

**Impairment of financial assets**

Financial assets, other than those at fair value through profit or 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 of the investment have been affected.

**Derecognition of financial assets**

Financial assets are derecognised only when the contractual rights of the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

**Financial liabilities**

Financial liabilities are classified as either financial liabilities at fair value through profit or loss or other financial liabilities.

**Other financial liabilities**

Loans to and from group undertakings and other related parties are treated as financial assets and liabilities. They are accounted for at amortised cost using the effective interest method. No discount is applied if the loans are repayable on demand or within the next 12 months.

**1. ACCOUNTING POLICIES - continued**

**Derecognition of financial liabilities**

Financial liabilities are derecognised when, and only when, the group's obligations are discharged, cancelled or they expire.

**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.

**Provisions**

Provisions are recognised when the company or group has a legal or constructive present obligation as a result of a past event, it is probable that the company or group will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation.

Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

**Other provisions**

In accordance with International Financial Reporting Standards, the group provides in full for advertising and marketing costs in respect of storage units sold.

**Employee benefit costs**

The group operates a defined contribution pension scheme. Contributions payable to the group's pension scheme are charged to the income statement in the period to which they relate.

**Commissions**

Commissions are payable to agents on storepod sales and car parking space sales at commercial rates and are recognised in the statement of profit or loss on the legal completion of the sales concerned.

**Guaranteed rentals**

At the option of the buyer the group may enter into a lease-back arrangement and provide a guaranteed rental return for two years to the investor. These guaranteed rentals are recorded immediately in cost of sales in full, on the legal completion of the sale, to recognise the group's liability in this respect.

**Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of profit or loss because it excludes items of income or expense 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 substantively enacted by the reporting end date.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued**  
**FOR THE YEAR ENDED 30 DECEMBER 2015**

**1. ACCOUNTING POLICIES - continued****Deferred tax**

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profits, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary 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 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 available 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 income statement, 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 when the company has 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.

**2. EMPLOYEES AND DIRECTORS**

	30.12.15 £	30.12.14 £
Wages and salaries	1,560,738	1,018,923
	<u>1,560,738</u>	<u>1,018,923</u>

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

	30.12.15 £	30.12.14 £
Total employees	62	41
	<u>62</u>	<u>41</u>

During the year, the company made a pension contribution of £Nil (2014 - £179,500) in respect of a director.

	30.12.15 £	30.12.14 £
Director's remuneration	-	-
	<u>-</u>	<u>-</u>

**GROUP FIRST GLOBAL LIMITED****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued  
FOR THE YEAR ENDED 30 DECEMBER 2015****2. EMPLOYEES AND DIRECTORS - continued**

The number of directors to whom retirement benefits were accruing was as follows:

	30.12.15 £	30.12.14 £
Money purchase schemes	1	1

Additional wages costs of £1,610,916 (2014 - £64,487) were recharged to the group from Harley Scott Holdings Limited, a company under common control.

**3. NET FINANCE COSTS**

	30.12.15 £	30.12.14 £
Finance Income:		
Bank interest	4,345	3,781
Finance costs:		
Bank interest	-	5,212
Interest on overdue tax	-	16,834
	-	22,046
Net finance costs	4,345	18,265

**4. LOSS/PROFIT BEFORE INCOME TAX**

The loss/profit before income tax is stated after charging:

	30.12.15 £	30.12.14 £
Cost of inventories recognised as expense	42,744,823	58,073,856
Depreciation - owned assets	332,296	370,877
Amortisation of goodwill on consolidation	114,069	-
Loss on disposal of fixed assets	213,683	14,687
Auditors' remuneration	50,000	15,000
Auditors' remuneration for non-audit work	29,034	18,288
Foreign exchange differences	63,417	53,733
Amortisation of intangible assets	13,041	-

Goodwill of £114,069 was realised on consolidation in respect of subsidiaries acquired by the group during the year. The goodwill arising has been written off immediately to the statement of profit or loss and other comprehensive income in full in the year.

**GROUP FIRST GLOBAL LIMITED****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued  
FOR THE YEAR ENDED 30 DECEMBER 2015****5. INCOME TAX****Analysis of tax expense**

	30.12.15 £	30.12.14 £
Current tax:		
Tax	-	445,182
Adjustment for prior years	187,304	(203,037)
	<u>187,304</u>	<u>(203,037)</u>
Total tax expense in consolidated statement of profit or loss and other comprehensive income	<u>187,304</u>	<u>242,145</u>

**Factors affecting the tax expense**

The tax assessed for the year is higher (2014 - lower) than the standard rate of corporation tax in the UK. The difference is explained below:

	30.12.15 £	30.12.14 £
(Loss)/Profit on ordinary activities before income tax	(707,136)	2,664,103
	<u>(707,136)</u>	<u>2,664,103</u>
(Loss)/Profit on ordinary activities multiplied by the standard rate of Corporation Tax in the UK of 20% (2014 - 21%)	(141,427)	559,462
Effects of:		
Adjustment for prior years	187,304	(203,037)
Other adjustments	141,427	(114,280)
	<u>187,304</u>	<u>(203,037)</u>
Tax expense	<u>187,304</u>	<u>242,145</u>

On the basis of the group's results for the year no provision has been made for Corporation Tax.

**6. PROFIT OF PARENT COMPANY**

As permitted by Section 408 of the Companies Act 2006, the statement of comprehensive income of the parent company is not presented as part of these financial statements. The parent company's profit for the financial year was £66,016 (2014 - £6,661,982).

**7. DIVIDENDS**

	30.12.15 £	30.12.14 £
Ordinary share of £1		
Interim	-	1,000,000
	<u>-</u>	<u>1,000,000</u>

**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued**  
**FOR THE YEAR ENDED 30 DECEMBER 2015**

**8. INTANGIBLE ASSETS**

<b>Group</b>	<b>Goodwill on Consolidation £</b>	<b>Patents &amp; Licences £</b>
<b>COST</b>		
At 31 December 2014	-	-
Additions	114,069	104,323
	<hr/>	<hr/>
At 30 December 2015	114,069	104,323
	<hr/>	<hr/>
<b>DEPRECIATION</b>		
At 31 December 2014	-	-
Charge for year	114,069	13,041
	<hr/>	<hr/>
At 30 December 2015	114,069	13,041
	<hr/>	<hr/>
<b>NET BOOK VALUE</b>		
At 30 December 2015	-	91,282
	<hr/>	<hr/>
At 30 December 2014	-	-
	<hr/>	<hr/>

Goodwill of £114,069 was realised on consolidation in respect of subsidiaries acquired by the group during the year. The goodwill arising has been written off immediately to the statement of profit or loss and other comprehensive income in full in the year.

<b>Company</b>	<b>Intangible Assets £</b>
<b>COST</b>	
At 31 December 2014	-
Additions	-
	<hr/>
At 30 December 2015	-
	<hr/>
<b>DEPRECIATION</b>	
At 31 December 2014	-
Charge for year	-
	<hr/>
At 30 December 2015	-
	<hr/>
<b>NET BOOK VALUE</b>	
At 30 December 2015	-
	<hr/>
At 30 December 2014	-
	<hr/>

**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued**  
**FOR THE YEAR ENDED 30 DECEMBER 2015**

**9. PROPERTY, PLANT AND EQUIPMENT**

**Group**

	<b>Freehold Property £</b>	<b>Plant and machinery £</b>	<b>Fixtures and Fittings £</b>
<b>COST</b>			
At 31 December 2014	797,103	44,017	370,496
Additions	1,898,700	118,421	97,664
At 30 December 2015	2,695,803	162,438	468,160
<b>DEPRECIATION</b>			
At 31 December 2014	-	-	158,499
Charge for year	-	4,203	85,783
At 30 December 2015	-	4,203	244,282
<b>NET BOOK VALUE</b>			
At 30 December 2015	2,695,803	158,235	223,878
At 30 December 2014	797,103	44,017	211,997
	<b>Motor Vehicles £</b>	<b>Computer equipment £</b>	<b>Totals £</b>
<b>COST</b>			
At 31 December 2014	2,354,078	27,761	3,593,455
Additions	1,038,674	3,224	3,156,683
Disposals	(598,918)	-	(598,918)
At 30 December 2015	2,793,834	30,985	6,151,220
<b>DEPRECIATION</b>			
At 31 December 2014	722,174	-	880,673
Charge for year	236,113	6,197	332,296
Eliminated on disposal	(253,778)	-	(253,778)
At 30 December 2015	704,509	6,197	959,191
<b>NET BOOK VALUE</b>			
At 30 December 2015	2,089,325	24,788	5,192,029
At 30 December 2014	1,631,904	27,761	2,712,782



**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued  
FOR THE YEAR ENDED 30 DECEMBER 2015**

**9. PROPERTY, PLANT AND EQUIPMENT - continued**

<b>Company</b>	<b>Fixtures and fittings £</b>	<b>Motor vehicles £</b>	<b>Totals £</b>
<b>COST</b>			
At 31 December 2014	370,496	2,354,078	2,724,574
Additions	73,553	1,038,674	1,112,227
Disposals	-	(598,918)	(598,918)
At 30 December 2015	444,049	2,793,834	3,237,883
<b>DEPRECIATION</b>			
At 31 December 2014	158,499	722,174	880,673
Charge for year	82,014	236,113	318,127
Eliminated on disposal	-	(253,778)	(253,778)
At 30 December 2015	240,513	704,509	945,022
<b>NET BOOK VALUE</b>			
At 30 December 2015	203,536	2,089,325	2,292,861
At 30 December 2014	211,997	1,631,904	1,843,901

**10. INVESTMENT PROPERTY**

<b>Group</b>	<b>Total £</b>
<b>FAIR VALUE</b>	
At 30 December 2014	9,998,026
Additions	871,828
Disposals	(457,136)
At 30 December 2015	10,412,718
<b>NET BOOK VALUE</b>	
At 30 December 2015	10,412,718
At 30 December 2014	9,998,026

In the opinion of the directors the fair value of the group's investment properties are not materially different from cost.

**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued  
FOR THE YEAR ENDED 30 DECEMBER 2015**

**11. INVESTMENTS**

<b>Company</b>	<b>Total £</b>
<b>COST</b>	
At 31 December 2014	560
Additions	124,364
	<hr/>
At 30 December 2015	124,924
	<hr/>
<b>PROVISIONS</b>	
At 30 December 2014 and 30 December 2015	450
	<hr/>
<b>NET BOOK VALUE</b>	
At 30 December 2015	124,474
	<hr/>
At 30 December 2014	110
	<hr/>

The company owns 100% of the share capital of the following subsidiary companies, all of which are incorporated in England and Wales (except where indicated):

<b>Company</b>	<b>Principal activity</b>
Store First Limited	Development and sale of self storage commercial property
Store First St Helens Limited	Development and sale of self storage commercial property
Park First Limited	Development and sale of car parking spaces
Park First Skyport Limited	Development and sale of car parking spaces
Help Me Park Gatwick Limited	Development and sale of car parking spaces
SFM Services Limited (formerly Store First Management Limited)	Property management
Park First Management Limited	Property management
Residential First Limited	Property development
Business First Limited	Property development
Equestrian First Limited	Development of an Equestrian centre
Help-Me-Park.com Limited	Parking of motor vehicles
Simonstone Parking Limited	Car park rental
Group First International Sdn. Bhd. (incorporated in Malaysia)	Marketing consultancy services
SIPP First Limited	Dormant
Retirement First Limited	Dormant
Ebay First Limited	Dormant
Grangemate Limited	Dormant
Group First London Limited	Dormant
Group First Scotland Limited	Dormant
Airport Park and Ride Limited	Dormant
Direct Parking Limited	Dormant
Help Me Park Manchester Limited	Dormant
Park First UK Limited	Dormant
Park First Transport Limited	Dormant
Direct Self Storage Limited	Dormant
Fly First Limited	Dormant
Business First Management Limited	Dormant

**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued  
FOR THE YEAR ENDED 30 DECEMBER 2015**

**12. INVENTORIES**

	Group 30.12.15 £	30.12.14 £
Self storage property and car parking spaces	22,772,799	10,333,483

**13. TRADE AND OTHER RECEIVABLES**

	Group 30.12.15 £	30.12.14 £	Company 30.12.15 £	30.12.14 £
Current:				
Trade receivables	2,796,248	1,557,238	321,854	54,387
Amounts owed by group undertakings	-	-	14,218,242	10,948,854
Other receivables	38,977,222	18,744,587	21,602,446	11,409,713
Directors' current accounts	-	1,615,717	-	1,615,717
VAT	331,000	214,693	-	40,419
Prepayments and accrued income	6,782,980	6,903,148	80,035	67,776
	48,887,450	29,035,383	36,222,577	24,136,866

Other receivables includes amounts due from connected companies (see Related Party Disclosures note for further details).

**14. CASH AND CASH EQUIVALENTS**

	Group 30.12.15 £	30.12.14 £	Company 30.12.15 £	30.12.14 £
Cash in hand	-	8,415	-	-
Bank accounts	16,715,888	1,317,885	14,253,043	-
	16,715,888	1,326,300	14,253,043	-

**15. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal Value:	30.12.15 £	30.12.14 £
1	Ordinary	£1	1	1

**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued  
FOR THE YEAR ENDED 30 DECEMBER 2015**

**16. RESERVES**

**Group**

	<b>Retained earnings £</b>
At 31 December 2014	12,607,091
Loss for the year	(894,440)
Dividends	-
	<hr/>
At 30 December 2015	11,712,651

**Company**

	<b>Retained earnings £</b>
At 31 December 2014	12,107,376
Profit for the year	66,016
Dividends	-
	<hr/>
At 30 December 2015	12,173,392

**17. TRADE AND OTHER PAYABLES**

	<b>Group</b>		<b>Company</b>	
	<b>30.12.15</b>	<b>30.12.14</b>	<b>30.12.15</b>	<b>30.12.14</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Current:				
Trade payables	9,805,374	8,545,062	496,578	347,617
Amounts owed to group undertakings	-	-	28,819,156	13,543,533
Social security and other taxes	522,819	51,990	-	-
Other payables	71,694,566	25,420,207	11,223,740	386,026
Accruals and deferred income	7,127,648	2,048,263	180,089	30,637
VAT	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	89,150,407	36,065,522	40,719,563	14,307,813

Other payables includes £59,722,280 (2014 - £7,083,310) in respect of deposits received on storepods and car parking spaces for which legal completion of the sale did not occur until after the balance sheet date.

**GROUP FIRST GLOBAL LIMITED**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued**  
**FOR THE YEAR ENDED 30 DECEMBER 2015**

**18. FINANCIAL LIABILITIES - BORROWINGS**

	<b>Group</b>	
	<b>30.12.15</b>	<b>30.12.14</b>
	<b>£</b>	<b>£</b>
Current:		
Bank overdrafts	-	24,816

Terms and debt repayment schedule;

	<b>Group</b>	
	<b>30.12.15</b>	<b>30.12.14</b>
	<b>£</b>	<b>£</b>
	<b>1 year or less</b>	<b>1 year or less</b>
		<b>£</b>
Bank overdrafts	-	24,816

**19. PROVISIONS**

	<b>Group</b>	
	<b>30.12.15</b>	<b>30.12.14</b>
	<b>£</b>	<b>£</b>
Other provisions	3,209,203	3,209,203
Analysed as follows:		
Current	3,209,203	3,209,203
Balance at 31 December 2014	£	
Profit and loss account	3,209,203	-
Balance at 30 December 2015	3,209,203	

Subsequent to the sale of storage units, the group is committed to incur advertising and marketing costs for those units for a period of years in order to ensure occupancy of those units.

**20. CONTINGENT LIABILITIES**

The group allows the granting of an option to each purchaser on the initial sale of each storepod permitting the purchaser to sell the storepod back to the company 5 years after the initial sale, at the original sales price, in accordance with the buy back agreement. The potential liability cannot be quantified.

## GROUP FIRST GLOBAL LIMITED

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued FOR THE YEAR ENDED 30 DECEMBER 2015

#### 21. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 30 December 2015 and 30 December 2014:

	Group	
	30.12.15	30.12.14
	£	£
<b>T S Whittaker</b>		
Balance outstanding at start of year	1,615,717	951,213
Amounts advanced	5,923,029	1,664,504
Amounts repaid	(7,538,746)	(1,000,000)
Balance outstanding at end of year	-	1,615,717

The maximum amount outstanding on the loan account during the year was £7,538,746 (2014 - £1,615,717). The director's loan is repayable on demand and is interest free.

#### 22. RELATED PARTY DISCLOSURES

Group First Global Limited provides financing assistance to companies within the group, and to companies under the common control of the director, Mr T S Whittaker.

The directors do not believe that the individual trading transactions are of a material enough nature to be disclosed in the financial statements.

At the financial year end the company's balances on loan accounts with the various companies are as follows:

##### Group companies

Store First Limited £2,717,241 creditor (2014: £9,984,501 creditor)  
Business First Limited £10,082,779 debtor (2014: £9,234,203 debtor)  
Park First Limited £8,769,605 creditor (2014: £2,355,218 creditor)  
SFM Services Limited (formerly Store First Management Limited) £1,504,925 creditor (2014: £1,203,805 creditor)  
Equestrian First Limited £2,804,559 debtor (2014: £913,044 debtor)  
Residential First Limited £72,467 debtor (2014: £72,467 debtor)  
Group First International SDn.Bhd £1,006 debtor (2014: £638,333 debtor)  
Help-Me-Park.com Limited £250,000 debtor (2014: £Nil)  
Park First Management Limited £454,949 creditor (2014: £90,949 debtor)  
Help-Me-Park Gatwick Limited £8,355,397 creditor (2014: £Nil)  
Park First Skyport Limited £7,017,039 creditor (2014: £Nil)  
Store First St Helens Limited £715,472 debtor (2014: £Nil)  
Simonstone Parking Limited £341,959 debtor (2014: £Nil)

## **GROUP FIRST GLOBAL LIMITED**

### **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - Continued FOR THE YEAR ENDED 30 DECEMBER 2015**

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#### **22. RELATED PARTY DISCLOSURES (continued)**

##### **Connected companies**

Harley Scott Holdings Limited £5,031,416 debtor (2014: £11,124,316 debtor)

Apartel Limited £498 creditor (2014: £193,323 debtor)

Park First Glasgow Limited £5,290,004 creditor (2014: £Nil)

First Estate Services Limited £461,083 debtor (2014: £Nil)

Mann Island Premier Apartments Limited £272,952 debtor (2014: £Nil)

Ribble Court Business Centre Limited £1,222,090 debtor (2014: £Nil)

Mann Island Properties Limited £1,559,917 debtor (2014: £Nil)

Store First Midlands Limited £8,116,292 debtor (2014: £Nil)

Strong House Limited £820 debtor (2014: £Nil)

Mann Island Management Limited £51,962 debtor (2014: £Nil)

Black Label Homes Limited £2,500 debtor (2014: £Nil)

Store First Blackburn Limited £106,529 creditor (2014: £Nil)

Whitehill Stud Limited £572 debtor (2014: £Nil)

All the above amounts are interest free and repayable on demand.

#### **23. ULTIMATE CONTROLLING PARTY**

The company and group is controlled by one of the directors, Mr T S Whittaker, by virtue of his 100% ownership of the share capital of the company.