

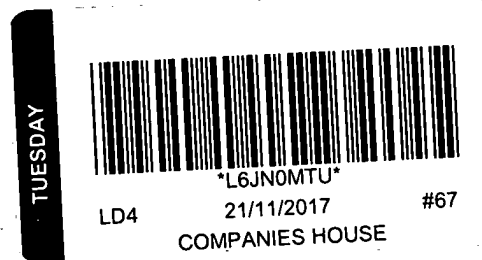
Company Registration No. 05991736 (England and Wales)

INVESTREV LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

PAGES FOR FILING WITH REGISTRAR



INVESTREV LIMITED

COMPANY INFORMATION

| | |
|--------------------------|--|
| Directors | M Morris A J Brereton R Harper |
| Company number | 05991736 |
| Registered office | Devonshire House 1 Devonshire Street London W1W 5DR |
| Accountants | Citroen Wells Chartered Accountants Devonshire House 1 Devonshire Street London W1W 5DR |

INVESTREV LIMITED

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INVESTREV LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2016

| | Notes | 2016 £ | £ | 2015 £ | £ |
|---|-------|-------------|-------------|-------------|-------------|
| Fixed assets | | | | | |
| Investments | 2 | | 1,000,001 | | 1,000,001 |
| Current assets | | | | | |
| Cash at bank and in hand | | 35,227 | | 30,189 | |
| Creditors: amounts falling due within one year | 4 | (9,096,794) | | (8,763,474) | |
| Net current liabilities | | | (9,061,567) | | (8,733,285) |
| Total assets less current liabilities | | | (8,061,566) | | (7,733,284) |
| Capital and reserves | | | | | |
| Called up share capital | 5 | | 1,000 | | 1,000 |
| Profit and loss reserves | | | (8,062,566) | | (7,734,284) |
| Total equity | | | (8,061,566) | | (7,733,284) |

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

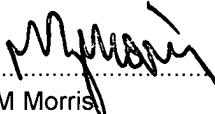
For the financial year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 16/11/17 and are signed on its behalf by:


M Morris
Director

Company Registration No. 05991736

INVESTREV LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

Investrev Limited is a private company limited by shares incorporated in England and Wales. The registered office is Devonshire House, 1 Devonshire Street, London, W1W 5DR.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 December 2016 are the first financial statements of Investrev Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Going concern

The Company's financial statements have been prepared on a going concern basis, notwithstanding the excess of liabilities over assets amounting to £8,061,566.

The directors have prepared financial forecasts that indicate that the Company will be able to meet its liabilities as they fall due for a period of 12 months from the date of signing of these financial statements provided that its shareholders are prepared to defer repayment of their loans to the Company.

The shareholders have reserved their right to request repayment at any time should the Group's circumstances change. Such change could occur if the bank, which has provided loan facilities to the Company's subsidiaries, takes action as a result of a breach of loan to value covenants that has occurred. Although the directors believe that the loan facilities in the subsidiaries will remain in place and the bank has not presently enforced its rights or taken any action regarding the breach, the bank has reserved its rights under the loan facility agreement.

Should the bank that has lent to the Company's subsidiaries take action as a result of the breach of financial covenants the continued support of the shareholders is uncertain. This indicates a material uncertainty which may cast significant doubt over the ability of the Company to continue as a going concern. The financial statements do not include any adjustments that would result if the Company was unable to continue as a going concern.

1.3 Fixed asset investments

Interests in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

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

INVESTREV LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and deposits held at call with banks.

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

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

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

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

Classification of financial liabilities

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

Basic financial liabilities

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

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

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

1.6 Equity instruments

Equity instruments issued by the company 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 company.

1.7 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

INVESTREV LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

2 Fixed asset investments

| | 2016 £ | 2015 £ |
|-------|-----------|-----------|
| Loans | 1,000,001 | 1,000,001 |

Investments in subsidiaries are not listed and are carried at historical cost less impairment.

Movements in fixed asset investments

| | Shares in group undertakings £ | Loans to group undertakings £ | Total £ |
|--------------------------------------|---|--|------------|
| Cost or valuation | | | |
| At 1 January 2016 & 31 December 2016 | 4,442,202 | 1,433,667 | 5,875,869 |
| Impairment | | | |
| At 1 January 2016 & 31 December 2016 | 4,442,202 | 433,666 | 4,875,868 |
| Carrying amount | | | |
| At 31 December 2016 | - | 1,000,001 | 1,000,001 |
| At 31 December 2015 | - | 1,000,001 | 1,000,001 |

3 Subsidiaries

The financial statements present information about the Company as an individual undertaking and not about its group. The Company and its Subsidiary undertaking comprise a small-sized group. The Company has therefore taken advantage of the exemptions provided by section 399 of the Companies Act 2006 not to prepare group accounts.

Details of the company's subsidiaries at 31 December 2016 are as follows:

| Name of undertaking | Registered office key | Nature of business | Class of shares held | % Held Direct |
|--|--------------------------|--------------------------------|-------------------------|------------------|
| KL Lax Holding GmbH | 1 | Holding Company | Ordinary | 100.00 |
| R.I. Immobilien Klagenfurt Ebentalerstrasse 140 GmbH | 2 | Property Investment Company | Ordinary | 99.00 |

INVESTREV LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

3 Subsidiaries

(Continued)

Registered Office addresses:

1 Praterstraße 24/6 1020 Vienna

2 Primoschgasse 1 9020 Klagenfurt am Wörthersee Kärnten - Austria

The aggregate capital and reserves and the result for the year of the subsidiaries noted above was as follows:

| Name of undertaking | Profit/(Loss) £ | Capital and Reserves £ |
|---|--------------------|------------------------------|
| KL Lax Holding GmbH | (2,897) | 3,232,474 |
| R.I. Immobilien Klagenfurt Ebentalerstrasse 140 GmbH | 85,635 | 4,696,917 |

4 Creditors: amounts falling due within one year

| | 2016 £ | 2015 £ |
|-----------------------------------|------------------|------------------|
| Trade creditors | 15,388 | 13,178 |
| Amounts due to group undertakings | 9,066,926 | 8,744,776 |
| Other creditors | 14,480 | 5,520 |
| | <u>9,096,794</u> | <u>8,763,474</u> |

5 Called up share capital

| | 2016 £ | 2015 £ |
|--|--------------|--------------|
| Ordinary share capital | | |
| Issued and fully paid | | |
| 500 Ordinary class A shares of £1 each | 500 | 500 |
| 500 Ordinary class B shares of £1 each | 500 | 500 |
| | <u>1,000</u> | <u>1,000</u> |

The ordinary shares are non-redeemable, rank equally in respect of dividends and capital distributions and each share carries one vote.

INVESTREV LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

6 Related party transactions

a) As at the 31 December 2016 the company owed the following amounts in respect of shareholder loans and interest accrued thereon:

(i) £8,109,553 owed to LB UK RE Holding Limited (2015: £7,840,630), including interest accrued but not paid amounting to £2,689,056 (2015: £2,420,133).

(ii) £901,061 owed to Propshield Limited (2015: £871,181), including interest accrued but not paid amounting to £298,784 (2015: £268,904).

b) As at 31 December 2016 the company owed £56,312 to R.I. Immobilien Klagenfurt Ebentalerstrasse 140 GmbH, a subsidiary undertaking (2015: £32,965).