Company Registration No. 06878794 (England and Wales)

MWB Executive Centres (Monument) Limited

Directors' Report and Financial Statements

For the Year Ended 31 December 2019

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MWB EXECUTIVE CENTRES (MONUMENT) LIMITED

COMPANY INFORMATION

DIRECTORS	R Morris S Loh (Appointed 6 February 2020)
COMPANY NUMBER	06878794 (England and Wales)
REGISTERED OFFICE	1 Burwood Place London W2 2UT
AUDITORS	KPMG Chartered Accountants and Statutory Auditor The Soloist Building 1 Lanyon Place Belfast BT1 3LP

MWB EXECUTIVE CENTRES (MONUMENT) LIMITED

CONTENTS

	Page
Directors' Report	1 - 2
Independent Auditors' Report	3 - 4
Profit And Loss Account and Other Comprehensive Income	5
Balance Sheet	6
Statement of Changes in Equity	7
Notes to the Financial Statements	8 - 14

MWB EXECUTIVE CENTRES (MONUMENT) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their annual report and financial statements for the year ended 31 December 2019.

CESSATION OF TRADING

The company ceased trading on 22 August 2016.

RESULTS AND DIVIDENDS

The results for the year are set out on page 5.
No dividends were paid or proposed for the year ended 31 December 2019 or the year ended 31 December 2018.

FUTURE DEVELOPMENTS

On 11 March 2020, the World Health Organization declared the Coronavirus (COVID-19) outbreak to be a pandemic in recognition of its rapid spread across the globe. Many governments took stringent steps to help contain or delay the spread of the virus. Most countries, including the UK, have experienced a significant decrease in economic activity as a result of the pandemic. Whilst some of the UK Government measures to contain the spread of COVID-19 started to be relaxed from June 2020 onwards, there continues to be uncertainty regarding when all such measures may be lifted and therefore the recovery of the economy has been slow and there is a risk of a sustained recession.

The IWG plc group reacted quickly and all centres (including the centre operated by the company) continued to operate as normal with full risk assessments having been undertaken. Government guidance continues to encourage individuals to work from home where feasible, and as a result there has been a decrease in the occupancy levels across all centres in 2020 compared to 2019. In addition, there has been a slow-down in the collection of accounts receivable from our tenants. The Directors have taken actions to mitigate the effects of this reduction in cash inflows by deferring costs where possible including furloughing of staff and have sought lease rental deceases and/or abatements from our landlords.

The Directors have not yet determined the overall financial impact from these events but, are confident in the group and company's business model, including the very strong tenant base, the strong order book, and the ability for the group to continue to finance the company's operations.

The company's principle activity was the provision of serviced offices and related services until it ceased trading on 22 August 2016. the company has no ongoing trading activity.

DIRECTORS

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

R Morris	
PDE Gibson	(Resigned 28 October 2019)
S Loh	(Appointed 6 February 2020)

GOING CONCERN

As the directors do not intend to acquire a replacement trade, they have not prepared the financial statements on a going concern basis. The effect of this is explained in note 1.

POLITICAL CONTRIBUTIONS

The company made no political contributions in the year ended 31 December 2019 or the year ended 31 December 2018.

EVENTS SINCE THE END OF THE YEAR

Except for the impact of Covid-19 noted above there were no other events since the balance sheet date that would require adjustment or disclosure in the financial statements.

SMALL COMPANIES EXEMPTION

In preparing the Directors' Report, the directors have taken the small companies exemption under section 414B of the Companies Act 2006 not to prepare a Strategic Report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with FRS 101 Reduced Disclosure Framework. 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 its profit or loss for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal controls as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

STATEMENT OF DISCLOSURE TO AUDITOR

The directors who held office at the date of approval of the Directors' Report confirm that, so far as they are each aware, there is no relevant audit information of which the company'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 company's auditors are aware of that information.

AUDITORS

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be re-appointed and KPMG will therefore continue in office.

On behalf of the board

.....

R Morris
Director
02 November 2020

KPMG
Audit
The Soloist Building
1 Lanyon Place
Belfast BT1 3LP
Northern Ireland

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MWB EXECUTIVE CENTRES (MONUMENT) LIMITED

Report on the audit of the financial statements

Opinion

We have audited the financial statements of MWB Executive Centres (Monument) Limited ('the Company') for the year ended 31 December 2019 set out on pages 5 to 14, which comprise the Profit and Loss Account and Other Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and related notes, including the summary of significant accounting policies set out in note 1. The financial reporting framework that has been applied in their preparation is UK Law and FRS 101 *Reduced Disclosure Framework.*

These financial statements have not been prepared on the going concern basis for the reason set out in

note 1. In our opinion, the accompanying financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with FRS 101 *Reduced Disclosure Framework*; and
- have been properly prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with ethical requirements that are relevant to our audit of financial statements in the UK, including the Financial Reporting Council (FRC)'s Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

The directors are responsible for the other information presented in the Annual Report together with the financial statements. The other information comprises the information included in the directors' report. The financial statements and our auditor's report thereon do not comprise part of 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 as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work we have not identified material misstatements in the other information.

Based solely on our work on the other information:

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

KPMG, an Irish partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity

KPMG

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MWB EXECUTIVE CENTRES (MONUMENT) LIMITED *(continued)*

Report on the audit of the financial statements *(continued)*

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

Respective responsibilities and restrictions on use

Responsibilities of directors for the financial statements

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

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

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

Our report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Tom McEvoy

Tom McEvoy (Senior Statutory Auditor)
for and on behalf of
KPMG Statutory Auditor
The Soloist Building
1 Lanyon Place
Belfast
BT1 3LP

02 November 2020

MWB EXECUTIVE CENTRES (MONUMENT) LIMITED

PROFIT AND LOSS ACCOUNT AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2019

	Notes	2019 £'000	2018 £'000
Cost of sales		12	(9)
GROSS PROFIT/(LOSS)		12	(9)
Administrative expenses		-	4
OPERATING PROFIT/(LOSS)	4	12	(5)
Interest payable and similar expenses	3	(10)	(9)
PROFIT/(LOSS) BEFORE TAXATION		2	(14)
Tax on profit/(loss)	5	-	-
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		2	(14)
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME/(EXPENSE) FOR THE YEAR		2	(14)

The notes set out on pages 8 to 14 form part of these financial statements.

MWB EXECUTIVE CENTRES (MONUMENT) LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2019

	Notes	2019 £'000	2018 £'000
CURRENT ASSETS			
Debtors	6	-	5
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
Creditors	7	243	250
NET CURRENT LIABILITIES		(243)	(245)
TOTAL ASSETS LESS CURRENT LIABILITIES		(243)	(245)
NET LIABILITIES		(243)	(245)
CAPITAL AND RESERVES			
Share capital	8	-	-
Profit and loss reserves		(243)	(245)
SHAREHOLDER DEFICIT		(243)	(245)

The financial statements were approved by the board of directors and authorised for issue on 02 November 2020 and are signed on its behalf by:

.....

R Morris

Director

Company Registration No. 06878794 (England and Wales)

The notes set out on pages 8 to 14 form part of these financial statements.

MWB EXECUTIVE CENTRES (MONUMENT) LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2019

	Profit and loss reserves £'000	Total £'000
Balance at 1 January 2018	(231)	(231)
Changes in equity		
Total comprehensive expense for the year	(14)	(14)
Balance at 31 December 2018	(245)	(245)
Changes in equity		
Total comprehensive income for the year	2	2
Balance at 31 December 2019	(243)	(243)

The notes set out on pages 8 to 14 form part of these financial statements.

1 ACCOUNTING POLICIES

Company information

MWB Executive Centres (Monument) Limited is a private company incorporated, domiciled and registered in England and Wales. The registered office is 1 Burwood Place, London, W2 2UT.

Basis of preparation

The financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101").

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes the amendment where necessary in order to comply with the Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The Company's ultimate parent undertaking, IWG plc includes the Company in its consolidated financial statements. The consolidated financial statements of IWG plc are prepared in accordance with International Financial Reporting Standards as adopted by the EU and are available to the public and may be obtained from the Company's website www.iwgplc.com or from the IWG plc registered office, 22 Grenville Street, St Helier, Jersey, JE4 8PX.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- A Cash Flow Statement and related notes;
- Comparative period reconciliations for share capital, and tangible fixed assets;
- Disclosures in respect of transactions with wholly owned subsidiaries;
- Disclosures in respect of capital management;
- Disclosures in respect of the compensation of Key Management Personnel;
- Disclosure of transactions with a management entity that provides key management personnel services to the Company;
- The effects of new but not yet effective IFRSs; and
- Certain disclosures regarding revenue.

As the consolidated financial statements of IWG plc include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures.

Impact of key estimates and judgements

Management have assessed that there are no estimates or judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities recognised in the financial statements.

Measurement convention

The financial statements are prepared on the historical basis.

1 **ACCOUNTING POLICIES** **(Continued)**

Changes in accounting policies
The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

The Company has adopted the following IFRSs in these financial statements:

- IFRS 16: Leases
- IFRIC 23: Uncertainty over Income Tax Treatments
- Long-term Interests in Associates and Joint Ventures (Amendments to IAS 28)
- Plan Amendments, Curtailment or Settlement (Amendments to IAS 19)
- Annual Improvements to IFRSs 2015 – 2017 Cycle
- Prepayment features with Negative Compensation (Amendments to IFRS 9)

Amendments to adopted IFRSs issued by the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC) with an effective date from 1 January 2019 did not have a material effect on the Company's financial statements, unless otherwise stated.

Impacts on transition
The Company has not entered into any fixed term lease contracts during the period and therefore there is no impact on transition to IFRS16.

Going concern
As explained in the Report of the Directors on page 1, the company ceased trading in 2016. The financial statements have been prepared on a basis other than that of a going concern which includes, where appropriate, writing down the company;s assets to net realisable value. The financial statements do not include any provision for the future costs of terminating the business expect to the extent that such costs were committed at the balance sheet date. The comparatives relating to the year ended 31 December 2018 were also prepared on a basis other than that of going concern.

Expenses
Net finance expense
Interest charges and income are accounted for in the income statement on an accruals basis.

1 **ACCOUNTING POLICIES** **(Continued)**

Financial instruments

Recognition and initial measurement
Trade receivables are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Classification and subsequent measurement – financial assets
Financial assets are classified as subsequently measured at amortised cost, fair value through the profit or loss or fair value through other comprehensive income (OCI). The classification depends on the nature and purpose of the financial assets and is determined on initial recognition.

Financial assets (including trade and other receivables) are measured at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through profit or loss are measured at fair value and changes therein, including any interest or dividend income, are recognised in profit or loss.

Financial assets (including trade and other receivables) are measured at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model whose objective is achieved by both collecting cash flows and selling financial assets; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Subsequent measurement and gains and losses
Financial assets at amortised cost - these assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Interest bearing borrowings and other financial liabilities
Financial liabilities, including interest bearing borrowings, are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, financial liabilities are stated at amortised cost with any difference between cost and redemption value being recognised in the income statement over the period of the borrowings on an effective interest rate method.

The Company derecognises financial liabilities when the Company's obligations are discharged, cancelled or expired.

Financial liabilities are classified as financial liabilities at fair value through profit or loss where the liability is either held for trading or is designated as held at fair value through profit or loss on initial recognition. Financial liabilities at fair value through profit or loss are stated at fair value with any resultant gain or loss recognised in the income statement. The Company has not designated any financial liabilities at fair value through the profit or loss and it has no current intention to do so.

1 **ACCOUNTING POLICIES** **(Continued)**

Financial instruments (continued)

Impairment – financial assets
IFRS 9 requires the Company to record expected credit losses (ECLs) on all of its financial instruments, either on a 12-month or lifetime basis. The Company applied the simplified approach to trade receivables and recorded the lifetime expected losses.

Taxation
Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in previous years.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The following temporary differences are not provided for: the initial recognition of goodwill; the initial recognition of assets or liabilities that affect neither accounting nor taxable profit other than in a business combination, and differences relating to investments in subsidiaries to the extent that they will not reverse in the foreseeable future. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using the tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable future taxable profits will be available against which the temporary difference can be utilised.

Provisions
A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects risks specific to the liability.

The terms of most building leases require the company to make good dilapidation or other damage occurring during the rental period. Due to the nature of the business, centres are maintained to a high standard. Provisions for dilapidations are only made when the company considers that it is likely that the premises will be vacated by the company and it is known that a dilapidation has occurred.

Employee benefits
Defined contribution plans
A defined contribution plan is a post-employment benefit plan under which the Company pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an expense in the profit and loss account in the periods during which services are rendered by employees.

Short-term benefits
Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

2 EMPLOYEES AND DIRECTORS

No employees are directly employed by the Company.

Details of PDE Gibson's and R Morris's remuneration are disclosed in the accounts of IW Group Services (UK) Limited.

3 INTEREST PAYABLE AND SIMILAR EXPENSES

	2019 £'000	2018 £'000
Interest payable to group undertakings	10	9

4 EXPENSES AND AUDITORS' REMUNERATION

Amounts paid to the company's auditor in respect of services to the company of £1,000 (2018: £1,000) have been paid for by IW Group Services (UK) Limited. Details of auditor's remuneration are disclosed in the accounts of IW Group Services (UK) Limited.

5 TAXATION

Analysis of tax expense
No liability to UK corporation tax arose for the year ended 31 December 2019 nor for the year ended 31 December 2018.

Reconciliation of effective tax rate	2019 £'000	2018 £'000
Profit/(loss) before taxation	2	(14)
Tax using the UK corporation tax rate of 19%	-	(3)
Effects of:		
Expenses not deductible in determining taxable profit	3	1
Group relief at nil consideration	(3)	-
Other timing differences	-	2
Taxation charge for the year	-	-

Factors that may affect future and total tax charges
A reduction in the UK corporation tax rate from 19% to 17% (effective 1 April 2020) was substantively enacted on 6 September 2016. The March 2020 Budget announced that a rate of 19% would continue to apply with effect from 1 April 2020, and this change was substantively enacted on 17 March 2020. This will increase the company's future current tax charge accordingly.

6 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £'000	2018 £'000
Amounts owed by fellow group undertakings	-	5

7 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £'000	2018 £'000
Trade creditors	-	15
Amounts owed to fellow group undertakings	243	235
	243	250

The intercompany loans are guaranteed by floating charges over its assets, book debt, credit balances, interest in all shares, stocks, debentures, bonds, warrants, coupons or other securities and investments.

8 SHARE CAPITAL

Allotted, issued and fully paid:	2019 £	2018 £
1 ordinary share of £1 each	1	1

9 EVENTS AFTER THE REPORTING PERIOD

On 11 March 2020, the World Health Organization declared the Coronavirus (COVID-19) outbreak to be a pandemic in recognition of its rapid spread across the globe. Many governments took stringent steps to help contain or delay the spread of the virus. Most countries, including the UK, have experienced a significant decrease in economic activity as a result of the pandemic. Whilst some of the UK Government measures to contain the spread of COVID-19 started to be relaxed from June 2020 onwards, there continues to be uncertainty regarding when all such measures may be lifted and therefore the recovery of the economy has been slow and there is a risk of a sustained recession.

The IWG plc group reacted quickly and all centres (including the centre operated by the company) continued to operate as normal with full risk assessments having been undertaken. Government guidance continues to encourage individuals to work from home where feasible, and as a result there has been a decrease in the occupancy levels across all centres in 2020 compared to 2019. In addition, there has been a slow-down in the collection of accounts receivable from our tenants. The Directors have taken actions to mitigate the effects of this reduction in cash inflows by deferring costs where possible including furloughing of staff and have sought lease rental deceases and/or abatements from our landlords.

The Directors have not yet determined the overall financial impact from these events but, are confident in the group and company's business model, including the very strong tenant base, the strong order book, and the ability for the group to continue to finance the company's operations.

There were no other events since the balance sheet date that would require adjustment or disclosure in the financial statements.

10 ULTIMATE PARENT COMPANY

The company is a wholly owned subsidiary of MWB Executive Centres (Holdings) Limited a company incorporated and registered in England and Wales.

The largest group in which the results of the Company are consolidated is that headed by IWG plc, a company incorporated in Jersey. The smallest group in which they are consolidated is that headed by Regus plc incorporated in Jersey and registered and domiciled in Luxembourg. No other group financial statements include the results of the Company. The consolidated accounts of IWG plc and Regus plc are available to the public and may be obtained from their respective websites, www.iwgplc.com and www.regus.com.