

East Midlands Airport Property  
Investments (Offices) Limited

Directors' report and financial statements

Registered number 7088415

Year ended 31 March 2019

SATURDAY



\*A8KT22LO\*

A04

21/12/2019

#326

COMPANIES HOUSE

## Contents

Directors' report	1
Statement of directors' responsibilities relating to the directors' report and the financial statements	3
Independent auditor's report to the members of East Midlands Airport Property Investments (Offices) Limited	4
Income statement and other comprehensive income	7
Statement of financial position	8
Statement of changes in equity	910
Notes to the financial statements	10

## Directors' report

The directors present the directors' report and audited financial statements of the Company for the year ended 31 March 2019.

In accordance with section 414B of the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013, the Company is exempt from preparing a strategic report.

### Principal activity

The principal activity of the Company during the year was acting as an investment property company and this is expected to continue for the foreseeable future.

### Business review

The results for the year are set out on page 7. During the year the Company made a profit before tax of £nil (2018: £592,000). At the year end the Company had net assets of £358,000 (2018: £379,000).

Manchester Airports Group ('MAG'), the group of companies whose ultimate parent company is Manchester Airports Holdings Limited, and of which the Company is a member, has continued to work with industry partners to help shape the UK Government's approach to Brexit. MAG is confident that the UK Government and the EU recognise the need to provide continuity for aviation and the importance of a transitional period after the UK leaves the EU. In particular, MAG welcomes the commitment from both sides to putting in place a framework to enable air services to be maintained post Brexit. Maintaining the current liberal regime in the long term, alongside other agreements with other countries, must be a priority of the Government, to help ensure that the recent successful growth of aviation continues into the future.

MAG's resilient foundations, healthy financial position and the fundamental strengths of MAG's airports, will ensure that the Company is well placed to respond to any challenges that may be felt by the UK economy in the future, and the directors continue to take a positive long-term view of the Company's prospects.

### Principal risks and uncertainties

The key risks faced by the Company are aligned with those of Manchester Airports Holdings Limited. For more details of these risks and how they are managed please refer to the strategic report in the annual report and accounts for Manchester Airports Holdings Limited.

The directors believe that the risks that are specific to the Company are as follows:

### Key performance indicators ('KPIs')

The key performance indicators for the Company are aligned with those of Manchester Airports Holdings Limited. For more details of these KPIs please refer to the strategic report in the annual report and accounts for Manchester Airports Holdings Limited. The directors have not used any additional KPIs for this Company.

### Directors

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

C Cornish  
K O'Toole  
N Thompson

### Going concern

The Company is able to rely on the Group of which it is a member for financial support. Manchester Airports Holdings Limited, the Company's ultimate parent undertaking, has confirmed that it will continue to provide financial and other support to the Company, for at least the next twelve months from the date of approval of the financial statements, to the extent necessary to enable the Company to trade, and in particular will not seek repayment of the amounts currently made available.

It should be recognised that any consideration of the foreseeable future involves making a judgement, at a particular point in time, about future events, which are inherently uncertain. Nevertheless, at the time of preparation of these accounts and after making appropriate enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue operating for the foreseeable future. For this reason the directors continue to adopt the going concern basis in preparing these accounts. For further details see Note 1.

## **Directors' report** *(continued)*

### **Dividends**

A dividend of £nil (2018: £2,908,000) was declared and paid in the year.

### **Disclosure of information to auditor**

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware, and each director has taken all the steps that they ought to have taken as a director, to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

### **Independent auditor**

Written resolutions relating to the reappointment of KPMG LLP as auditor, and to the authority of the directors to fix the auditor's remuneration, are to be put before the Company's voting shareholders for execution in the short term (and in the case of the former resolution, within the relevant period prescribed by statute).

By order of the Board



**N Thompson**  
*Director*

12 December 2019

4<sup>th</sup> Floor  
Olympic House  
Manchester Airport  
Manchester  
M90 1QX

## **Statement of directors' responsibilities relating to the strategic report, the directors' report and the financial statements**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

Under Company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

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

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material 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.



**KPMG LLP**

1 St Peter's Square  
Manchester  
M2 3AE  
United Kingdom

**Independent auditor's report to the members of East Midlands Airport Property Investments (Offices) Limited**

**Opinion**

We have audited the financial statements of East Midlands Airport Property Investments (Offices) Limited ('the Company') for the year ended 31 March 2019 which comprise the Balance Sheet, Profit and Loss Account and Other Comprehensive Income and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2019 and of its result for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ('ISAs (UK)') and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

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

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

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

**Going concern**

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

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

## **Independent auditor's report to the members of East Midlands Airport Property Investments (Offices) Limited (*continued*)**

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

### **Directors' report**

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

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

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

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

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

- adequate accounting records have not been kept, or returns adequate 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.

### **Directors' responsibilities**

As explained more fully in their statement 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; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities**

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

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

**Independent auditor's report to the members of East Midlands Airport Property Investments (Offices) Limited (*continued*)**

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

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

*Nicola Quayle*

**Nicola Quayle (Senior Statutory Auditor)**  
**for and on behalf of KPMG LLP, Statutory Auditor**  
*Chartered Accountants*  
1 St Peter's Square  
Manchester M2 3AE

13 December 2019

**Income statement and other comprehensive income**  
*for the year ended 31 March 2019*

	<i>Note</i>	<b>2019</b> <b>£000</b>	<b>2018</b> <b>£000</b>
Revenue	<i>1</i>	-	861
Operating costs		-	(204)
<b>Operating profit</b>		-	657
Loss on disposal of investment properties		-	(65)
Movement in investment property fair values	<i>6</i>	-	-
<b>Profit before tax</b>	<i>2</i>	-	592
Tax on profit	<i>5</i>	-	(112)
<b>Profit for the financial year</b>		-	480
Other comprehensive income for the year net of tax		-	-
<b>Total comprehensive income for the financial year</b>		-	480

The results presented above are all derived from the Company's continuing operations.

The notes on pages 10 to 16 form an integral part of these financial statements.

**Statement of financial position**  
*at 31 March 2019*

	<i>Note</i>	<b>2019</b> <b>£000</b>	<b>2019</b> <b>£000</b>	<b>2018</b> <b>£000</b>	<b>2018</b> <b>£000</b>
<b>Non-current assets</b>					
Investment properties	6		-		3,333
Deferred tax asset	9		-		21
			<hr/>		<hr/>
			-		3,354
<b>Current assets</b>					
Trade and other receivables	7	3,591		8,960	
<b>Current liabilities</b>					
Trade and other payables	8	(3,233)		(11,935)	
		<hr/>		<hr/>	
<b>Net current assets</b>			<b>358</b>		<b>(2,975)</b>
			<hr/>		<hr/>
<b>Net assets</b>			<b>358</b>		<b>379</b>
			<hr/>		<hr/>
<b>Capital and reserves</b>					
Called up share capital	10		-		-
Retained earnings	11		358		379
			<hr/>		<hr/>
<b>Shareholders' funds</b>			<b>358</b>		<b>379</b>
			<hr/>		<hr/>

The notes on pages 10 to 16 form an integral part of these financial statements.

These financial statements of East Midlands Airport Property Investments (Offices) Limited, registered number 7088415, were approved by the board of directors on 12 December 2019 and were signed on its behalf by:



**N Thompson**  
*Director*

**Statement of changes in equity**  
*for the year ended 31 March 2019*

	<b>Called up share Capital</b>	<b>Retained earnings</b>	<b>Total shareholders' funds</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>
Balance at 1 April 2018	-	379	379
Transfer of deferred tax to equity	-	(21)	(21)
<b>Balance at 31 March 2019</b>	<b>-</b>	<b>358</b>	<b>358</b>

	<b>Called up share Capital</b>	<b>Retained earnings</b>	<b>Total shareholders' funds</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>
Balance at 1 April 2017	-	2,807	2,807
<b>Total comprehensive income for the year</b>			
Result for the year	-	480	480
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>480</b>	<b>480</b>
<b>Transactions with owners recorded directly in equity</b>			
Dividends paid	-	(2,908)	(2,908)
<b>Balance at 31 March 2018</b>	<b>-</b>	<b>379</b>	<b>379</b>

The notes on pages 10 to 16 form an integral part of these financial statements.

## Notes to the financial statements

### 1 Accounting policies

East Midlands Airport Property Investments (Offices) Limited (the 'Company') is a company limited by shares and incorporated and domiciled in the UK. The registered number is 7088415 and the registered address is 4<sup>th</sup> Floor, Olympic House, Manchester Airport, M90 1QX.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland ('FRS 102')* as issued in August 2014. The amendments to FRS102 issued in July 2015 have been applied. The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

The Company's ultimate parent undertaking, Manchester Airports Holdings Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of Manchester Airports Holdings Limited are prepared in accordance with International Financial Reporting Standards as adopted by the EU, are available to the public, and may be obtained from Olympic House, Manchester Airport, M90 1QX.

In these financial statements, the Company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 relating to the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to the end of the year;
- Cash Flow Statement and related notes; and
- Key Management Personnel compensation.

The Company has taken advantage of section 33.1A of FRS 102 and has not disclosed transactions with fellow Group companies.

As the consolidated financial statements of Manchester Airports Holdings Limited include the equivalent disclosures, the Company has also taken the exemptions under FRS 102 available relating to the following disclosures:

- The disclosures required by FRS 102.11 *Basic Financial Instruments* and FRS 102.12 *Other Financial Instrument Issues* relating to financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The Company proposes to continue to adopt the reduced disclosure framework of FRS 102 in its next financial statements.

The accounting policies set out over the page have, unless otherwise stated, been applied consistently to all years presented in these financial statements.

#### 1.1 Measurement convention

The financial statements are prepared on the historical cost basis with the exception of certain assets and liabilities, namely investment properties, which are stated at their fair value at each statement of financial position date.

#### 1.2 Critical accounting estimates and judgements

In applying the Company's accounting policies, the Company has made estimates and judgements concerning the future. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may, however, differ from the estimates calculated and management believe that the following are the more significant judgements impacting these financial statements.

##### *Investment properties*

Investment properties were valued at fair value at 31 March 2019 by Savills plc. The valuations were prepared in accordance with FRS 102 and the appraisal and valuation manual issued by the Royal Institution of Chartered Surveyors. Valuations were carried out having regard to comparable market evidence of transaction prices for similar properties, land valuations and discounted cash flow methods.

## Notes to the financial statements (*continued*)

### **1.3** *Going concern*

The financial statements have been prepared on the going concern basis, which the directors believe to be appropriate for the following reasons.

The Company is able to rely on the Group of which it is a member for financial support. Manchester Airports Holdings Limited, the Company's ultimate parent undertaking, has confirmed that it will continue to provide financial and other support to the Company, for at least the next twelve months from the date of approval of the financial statements, to the extent necessary to enable the Company to continue to trade, and in particular will not seek repayment of the amounts currently made available.

The Group has considerable financial resources, as well as long-term contracts with a number of customers and suppliers across different geographic areas and industries. As a consequence, the directors of the Group believe that the Group is well placed to manage its business risks successfully despite the current uncertain economic outlook.

The Group's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Group should be able to operate within the level of its current facilities.

After considering all this available information, the directors of the Group have a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future.

As with any company placing reliance on other group entities for financial support, the directors of the Company acknowledge that there can be no certainty that this financial and other support will continue, although at the date of approval of these financial statements, they have no reason to believe that it will not do so. On the basis of the above, the directors of the Company consider it appropriate to prepare the financial statements on a going concern basis.

### **1.4** *Foreign currency*

The Company financial statements are presented in pounds sterling and rounded to thousands. The Company's functional and presentation currency is the pound sterling.

### **1.5** *Classification of financial instruments issued by the Company*

In accordance with FRS 102.22, financial instruments issued by the Company are treated as equity only to the extent that they meet the following two conditions:

- (a) they include no contractual obligations upon the Company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the Company; and
- (b) where the instrument will or may be settled in the Company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the Company's own equity instruments, or is a derivative that will be settled by the Company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the Company's own shares, the amounts presented in these financial statements for called up share capital and share premium exclude amounts in relation to those shares.

### **1.6** *Basic financial instruments*

#### *Trade and other receivables/payables*

Trade and other receivables are recognised initially at transaction price less attributable transaction costs. Trade and other payables are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade receivables. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments, discounted at a market rate of interest for a similar debt instrument.

## Notes to the financial statements (*continued*)

### 1.7 *Revenue*

Revenue, which excludes value added tax, comprises rental income arising from operating leases on investment properties, and is accounted for on a straight-line basis over the lease term.

### 1.8 *Investment property*

Investment properties are properties that are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition:

- i. investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the income statement in the year that they arise; and
- ii. no depreciation is provided relating to investment properties applying the fair value model.

All investment properties are valued by an independent property valuer as at the statement of financial position date. These valuations were prepared in accordance with the appraisal and valuation manual issued by the Royal Institution of Chartered Surveyors.

### 1.9 *Taxation*

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the income statement 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 comprehensive 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 statement of financial position date, and any adjustment to tax payable relating to previous years.

## 2 Notes to the income statement

### *Auditor's remuneration:*

Amounts receivable by the Company's auditor and the auditor's associates relating to services to the Company have been borne by the Company's ultimate parent, Manchester Airports Holdings Limited. The directors believe that the proportion of the consolidated fee applicable to the Company based on services provided is £6,000 (2018: £5,000).

### 3 *Remuneration of directors*

C Cornish, K O'Toole and N Thompson were directors of Manchester Airports Holdings Limited during the year, and their aggregate remuneration is disclosed in that company's consolidated financial statements. The directors believe that the proportion of their aggregate remuneration applicable to the Company based on services provided is £96,309 (2018: £90,000).

### 4 *Staff numbers and costs*

The Company had no employees during the year (2018: nil). The remuneration of the directors has been borne by a fellow Group company, Manchester Airports Holdings Limited.

## Notes to the financial statements *(continued)*

### 5 Taxation

#### *Total tax expense recognised in the income statement*

	2019 £000	2019 £000	2018 £000	2018 £000
<i>UK corporation tax</i>				
Current tax on income for the year	-		112	
	<hr/>		<hr/>	
Total current tax		-		112
Total deferred tax		-		-
		<hr/>		
Tax on profit		-		112
		<hr/>		<hr/>

#### *Reconciliation of effective tax rate*

	2019 £000	2018 £000
<i>Current tax reconciliation</i>		
Profit for the year	-	480
Total tax expense	-	112
	<hr/>	<hr/>
Profit before tax	-	592
	<hr/>	<hr/>
Profit multiplied by the standard rate of corporation tax of 19% (2018: 19%)	-	112
<i>Effects of:</i>		
Lower than standard rate used for deferred tax temporary differences	-	-
Expenses not deductible	-	-
Change in rate of corporation tax	-	-
	<hr/>	<hr/>
Total tax expense included in the income statement	-	112
	<hr/>	<hr/>

#### *Factors that may affect future current and total tax charges*

The Finance Bill 2016 was substantively enacted on 6 September 2016 and included a reduction in the rate of corporation tax to 17% from 1 April 2020.

Deferred tax balances at 31 March 2018 have therefore been calculated at 17%, unless they are expected to unwind earlier than 1 April 2020, in which case the deferred tax balances have been calculated at the prevailing rate at the time the unwind is expected.

## Notes to the financial statements *(continued)*

### 6 Investment properties

	Investment properties £000
Balance at 1 April 2018	3,333
Transfer to group undertakings	(3,333)
<i>Net book value</i>	<hr/>
At 31 March 2019	-
	<hr/>
Historical cost net book value	-
	<hr/>

As part of the Group property restructure, all investment property in the Company was transferred to the immediate parent, East Midlands International Airport Limited, with no profit or loss on transfer.

### 7 Trade and other receivables

	2019 £000	2018 £000
Amounts owed by group undertakings	3,591	8,960
	<hr/>	<hr/>
	3,591	8,960
	<hr/>	<hr/>

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

### 8 Trade and other payables

	2019 £000	2018 £000
Amounts owed to group undertakings	3,233	11,728
Taxation and social security	-	207
	<hr/>	<hr/>
	3,233	11,935
	<hr/>	<hr/>

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

## Notes to the financial statements (*continued*)

### 9 Deferred tax assets and liabilities

	Deferred tax on investment properties £000
At 1 April 2018	21
Transfer of deferred tax to equity	(21)
	<hr/>
At 31 March 2019	-
	<hr/> <hr/>

The deferred tax balance has been transferred to equity in the current year, following the transfer of investment properties to East Midlands Airport International Limited.

	Deferred tax on investment properties £000
At 1 April 2017	21
	<hr/>
At 31 March 2018	21
	<hr/> <hr/>

### 10 Called up share capital

	2019 £000	2018 £000
<i>Issued, called up and fully paid</i>		
1 Ordinary share of £1	-	-
	<hr/>	<hr/>

### 11 Retained earnings

2019	Retained earnings £000
At beginning of year	379
Transfer of deferred tax to equity	(21)
	<hr/>
At 31 March 2019	358
	<hr/> <hr/>
2018	Retained earnings £000
At beginning of year	2,807
Profit for the year	480
Dividends paid	(2,908)
	<hr/>
At 31 March 2018	379
	<hr/> <hr/>

## Notes to the financial statements *(continued)*

### **12 Contingent liabilities**

Under the Common Terms Agreement signed on 14 February 2014, the Company and a number of its fellow subsidiaries have entered into a security agreement with the Group's bondholders and banks. The bonds and bank loans are secured by a fixed and floating charge over substantially all of the Group's assets. The total amount outstanding under this agreement at 31 March 2019 is £1,230.7m (2018: £1,095.3m).

### **13 Ultimate parent company and parent undertaking of larger group of which the Company is a member**

The Company is a subsidiary undertaking of East Midlands International Airport Limited. The smallest Group in which the results of the Company are consolidated is that headed by Manchester Airport Group Investments Limited. The Company's ultimate parent is Manchester Airports Holdings Limited. The consolidated financial statements of this Group are available to the public and may be obtained from the Company Secretary at Olympic House, Manchester Airport, Manchester M90 1QX, or via the website at [www.magairports.com](http://www.magairports.com).