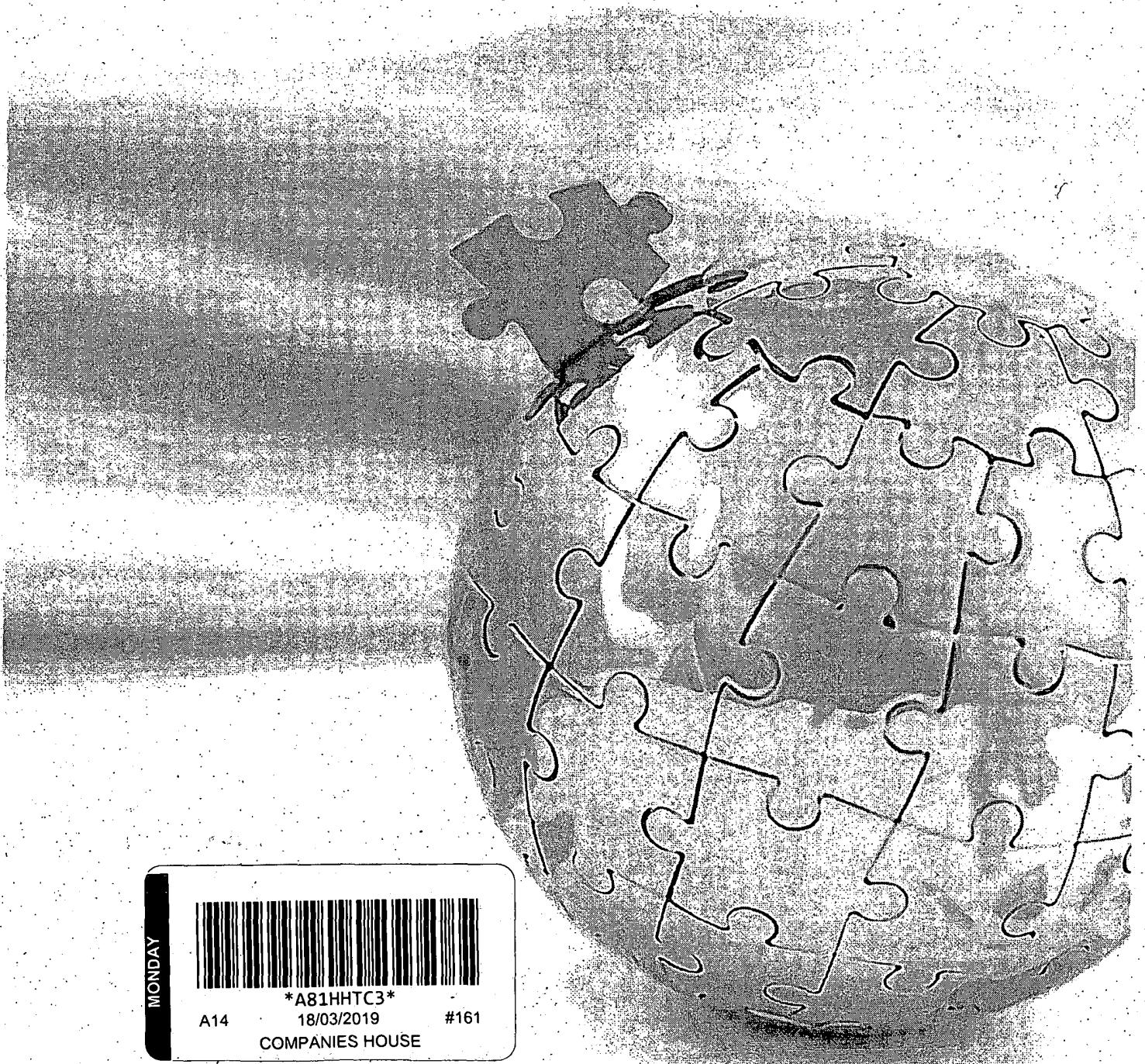


TY Properties (UK) Limited

Company Registration Number 7155378

Directors' Report and Consolidated Financial Statements

For the year ended 30 June 2018



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FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2018

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OFFICERS AND PROFESSIONAL ADVISERS

FOR THE YEAR ENDED 30 JUNE 2018

Company registration number	7155378
The board of directors	Hannatu Kizeya Gentles Simon Miles Foster Theophilus Yakubu Danjuma
Company secretary	Petershill Secretaries Limited (Owned by PriceWaterhouseCoopers)
Registered office	1 st Floor, Two Furlongs Portsmouth Road Esher Surrey KT10 9AA
Auditor	KPMG LLP 15 Canada Square London, UK E14 5GL

STRATEGIC REPORT

FOR THE YEAR ENDED 30 JUNE 2018

The directors have pleasure in presenting their report and the consolidated financial statements of TY Properties (UK) Limited ("the Company") and its subsidiaries ("the Group") for the year ended 30 June 2018.

PRINCIPAL ACTIVITY AND BUSINESS REVIEW

The principal activity of the Company is to act as agent for property investment companies and to make investments in the property market.

INVESTMENT PROPERTY PORTFOLIO

During the year, the Group held onto the majority of its existing property investments and in addition, it acquired Kings Arms Hotel in the UK. The fair value of the property investments held was £36.228 million at 30 June 2018. The investment property portfolio comprises three groups of properties, two commercial properties, one Hotel and 32 residential properties that are leased for rental income. The investment properties are periodically fair valued using a range of techniques including: comparison to similar properties and external valuation.

RESULTS AND DIVIDENDS

The results for the year are set out in the consolidated statement of comprehensive income on page 10. The directors do not recommend a payment of a dividend for the year.

KEY PERFORMANCE INDICATORS AND FUTURE PROSPECTS

In 2018, the Group recorded a net loss of £631,000. The main reasons for this year's loss in comparison to 2017 gain of £1.4million were, the reduction in the gains attributed to fair value of investment properties and the impairment loss attribute to Pelhams Walk construction (Development Property).

As at 30 June 2018, the Group managed properties totalling £42 million. Total consolidated administration costs for the year were £1.8 million. Administrative expenses represent 4.3% of the portfolio managed. The directors consider total property portfolio, revenue, administrative expenses, comprehensive income and the ratio of administrative expenses to assets held as key indicators of performance.

PRINCIPLE RISKS AND CERTAINTIES

The Group's financial instruments comprise of cash and cash equivalents and various receivables and payables that arise directly from its operations. The Group did not enter into derivative transactions.

Market risk

The Group is exposed to market risk arising from its financial assets which are comprised of cash and cash equivalents and other receivables, and from its property investments. Market risk is mitigated as the assets under management are invested in a highly conservative manner with a view to protecting capital with limited risk exposure. Directors assess the value of these investments on a regular basis and consider potential impairments.

Credit risk

The exposure arises from the risk that a client will be unable or unwilling to meet a commitment that it has entered into with the Group. In the event of a default by a client, the Company might suffer a cash shortfall and might not be able to meet its obligations with its creditors. The Board monitors the level of credit granted to each client on a regular basis.

Interest rate risk

Interest rate risk represents the potential impact of adverse movements in interest rates on planned cash flows of the Group.

The Group has minimal outstanding debt other than its mortgage with FBN (UK) Plc, Standard Chartered Private Bank, shareholder loan and trade creditors. Neither the shareholder loan nor trade creditors bear interest. The long term mortgage with FBN (UK) Plc bears interest at 5% and with Standard Chartered Private Bank at 3.75%. The Board believes that the risk of interest rate movements is mitigated in that the long-term loan balance is relatively small compared to the level of assets held.

Interest income is not a major driver for the firm's economic success.

Liquidity risk

This is the risk that the Group, although solvent, either does not have available sufficient financial resources to enable it to meet its obligations as they fall due, or can secure such resources but only at excessive cost. It includes the risk that the Group will encounter difficulty in meeting obligations associated with financial liabilities.

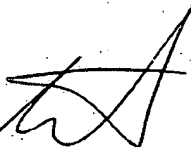
The Group's liquidity requirements relate mainly to property financing and management costs and the cash available is sufficient to cover such risk.

Management of liquidity risk is achieved by monitoring actual and forecasted cash flows.

Operational risk

Management is responsible for operational risk controls. Where appropriate risk and control maps have been prepared which are captured on an on-line system. The Board receives reports from management regarding matters giving cause for concern and ensures that appropriate remedial action is taken. The Executive Management Team is responsible for assessing the impact of material issues and errors, in order to ensure that appropriate risk mitigation is undertaken on a timely basis.

The management of investment risk is a core activity of the Group. The Group's Investment Management Process and Guidelines framework provides review and challenge of investment risk across each of the asset classes managed by the Group.



Simon M. Foster, FCA Chartered MCSI
Director

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2018

The directors have pleasure in presenting their report and the consolidated financial statements of TY Properties (UK) Limited ("the Company") and its subsidiaries ("the Group") for the year ended 30 June 2018.

DIRECTORS

The directors who served the Company during the period are as follows:

- ✓ Hannatu Kizeya Gentles
- ✓ Simon Miles Foster
- ✓ Theophilus Yakubu Danjuma

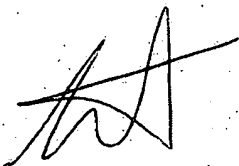
The directors had no material interest in any contract of significance in relation to the business of the Company.

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 Group's auditors are 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 Group's auditors are aware of that information.

INDEPENDENT AUDITOR

Pursuant to section 487 of the Companies Act 2006, KPMG LLP will be deemed to be reappointed and will therefore continue in office.



Simon M. Foster, FCA Chartered MCS1
Director

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

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

Company law requires the directors to prepare group and parent company financial statements for each financial year. Under that law they have elected to prepare both the group and the parent company financial statements in accordance with International Financial Reporting Standards as adopted by the European Union (IFRSs as adopted by the EU) and applicable law.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable, relevant and reliable;
- state whether they have been prepared in accordance with IFRSs as adopted by the EU;
- assess the group and parent 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 group or the parent 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 parent company's transactions and disclose with reasonable accuracy at any time the financial position of the parent company and enable them to ensure that its 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 group and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TY PROPERTIES (UK) LIMITED FOR THE YEAR ENDED 30 JUNE 2018

Opinion

We have audited the financial statements of TY Properties (UK) Limited ("the company") for the year ended 30 June 2018 which comprise the consolidated statement of comprehensive income, consolidated statement of financial position, company's statement of financial position, consolidated statement of changes in equity, company's statement of changes in equity, consolidated statement of cash flows, company's statement of cash flows and related notes, including the principal accounting policies in note 2.

In our opinion:

- the financial statements give a true and fair view of the state of the group's and of the parent company's affairs as at 30 June 2018 and of the group's loss for the year then ended;
- the group financial statements have been properly prepared in accordance with International Financial Reporting Standards as adopted by the European Union (IFRSs as adopted by the EU);
- the parent company financial statements have been properly prepared in accordance with IFRSs as adopted by the EU 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.

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 group 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.

Going concern

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 twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

Strategic report and directors' report

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

Our responsibility is to read the strategic report and 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 strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have 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 by the parent company, or returns adequate for our 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.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 7, 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 group and parent 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 group or the parent 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.

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.

Alison Allen

Alison Allen (Senior Statutory Auditor)

for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

15 Canada Square,

London E14 5GL

12 November 2018

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2018

	Notes	2018 £000's	2017 £000's
REVENUE	3	1,816	1,856
OTHER INCOME		125	8
GAIN ON FAIR VALUE OF INVESTMENT PROPERTY	7	486	1,323
IMPAIRMENT LOSS		(747)	-
ADMINISTRATIVE EXPENSES	4	(1,875)	(1,714)
OPERATING (LOSS)/GAIN		(195)	1,474
FINANCING COST		(341)	(336)
OTHER GAINS AND LOSSES		26	-
(LOSS)/GAIN ON ORDINARY ACTIVITIES BEFORE TAXATION		(510)	1,137
TAXATION	5	(4)	(49)
(LOSS)/GAIN ON ORDINARY ACTIVITIES AFTER TAXATION		(514)	1,089
OTHER COMPREHENSIVE INCOME			-
(LOSS)/GAIN ON FOREIGN EXCHANGE		(117)	308
TOTAL COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD ATTRIBUTABLE TO OWNERS OF THE COMPANY		(631)	1,397

The above result arose entirely from continuing operations.

There are no recognised gains and losses in the period other than those items recorded in the statement of comprehensive income above.

The notes on pages 17 to 33 are an integral part of these financial statements.

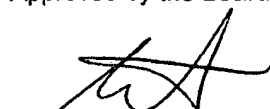
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2018

	Notes	2018 £000's	2017 £000's
NON CURRENT ASSETS			
Property plant and equipment		100	7
Investment property	7	36,228	37,594
Investments for sale		-	2,008
Development property	8	5,707	6,118
CURRENT ASSETS			
Trade and other receivables	12	1,922	1,701
Cash and cash equivalents		4,873	1,745
TOTAL ASSETS		48,830	49,173
EQUITY			
ISSUED CAPITAL AND RESERVES			
Issued share capital	13	28,000	28,000
Contributed capital		5,049	5,049
Retained earnings and other reserves		5,222	5,853
TOTAL EQUITY		38,271	38,902
NON CURRENT LIABILITIES			
Long Term Interest-bearing loan		8,907	8,024
CURRENT LIABILITIES			
Current Interest-bearing loan		124	1,117
Trade and other payables	12	745	613
Shareholder loan	14	783	517
TOTAL EQUITY AND LIABILITIES		48,830	49,173

The notes on pages 17 to 33 are an integral part of these financial statements.

Approved by the Board on 06 November 2018 and signed on its behalf by



Simon M. Foster, FCA Chartered MCS1
Director

Company Registration Number 7155378

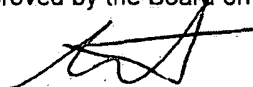
COMPANY'S STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2018

	Notes	2018 £000's	2017 £000's
NON CURRENT ASSETS			
Property plant and equipment		98	2
Investment property	7	25,155	23,350
Investment for Sales		-	2,008
Development property		-	-
Investment in Subsidiaries	10	13,317	13,317
CURRENT ASSETS			
Loan to related parties	11	4,096	4,953
Trade and other receivables	12	1,628	1,645
Cash and cash equivalents		1,447	1,028
TOTAL ASSETS		45,741	46,303
EQUITY			
ISSUED CAPITAL AND RESERVES			
Issued share capital	13	28,000	28,000
Contributed capital		5,260	5,260
Retained earnings		2,083	2,821
TOTAL EQUITY		35,344	36,081
LIABILITIES			
NON CURRENT LIABILITIES			
Long Term Interest-bearing loan		7,985	8,024
CURRENT LIABILITIES			
Current Interest-bearing loan		1,045	1,117
Trade and other payables	12	587	564
Shareholders Loan	14	780	517
TOTAL EQUITY AND LIABILITIES		45,741	46,303

The notes on pages 17 to 33 are an integral part of these financial statements.

Approved by the Board on 06 November 2018 and signed on its behalf by



Simon M. Foster, FCA Chartered MCSI
Director

Company Registration Number 7155378

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2018

YEAR ENDED 30 JUNE 2018	Issued Capital £000's	Contributed Capital £000's	Retained Earnings £000's	Other Reserves £000's	Total Equity £000's
Balance as at 1 July 2017	28,000	5,049	4,259	1,594	38,902
Issue of Share Capital	-	-	-	-	-
Contribution of Capital	-	-	-	-	-
Income for the year	-	-	(514)	-	(514)
Other comprehensive income, net of tax	-	-	-	(117)	(117)
Balance as at 30 June 2018	28,000	5,049	3,745	1,477	38,271

YEAR ENDED 30 JUNE 2017	Issued Capital £000's	Contributed Capital £000's	Retained Earnings £000's	Other Reserves £000's	Total Equity £000's
Balance as at 1 July 2016	28,000	5,049	3,170	1,286	37,505
Issue of Share Capital	-	-	-	-	-
Contribution of Capital	-	-	-	-	-
Income for the year	-	-	1,089	-	1,089
Other comprehensive income, net of tax	-	-	-	308	308
Balance as at 30 June 2017	28,000	5,049	4,259	1,594	38,902

The notes on pages 17 to 33 are an integral part of these financial statements.

COMPANY'S STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2018

YEAR ENDED 30 JUNE 2018	Issued Capital £000's	Contributed Capital £000's	Retained Earnings £000's	Total Equity £000's
Balance as at 1 July 2017	28,000	5,260	2,821	36,081
Issue of Share Capital	-	-	-	-
Contribution of Capital	-	-	-	-
Income for the year	-	-	(736)	(736)
Other comprehensive income, net of tax	-	-	(1)	(1)
Balance as at 30 June 2018	28,000	5,260	2,083	35,344

YEAR ENDED 30 JUNE 2017	Issued Capital £000's	Contributed Capital £000's	Retained Earnings £000's	Total Equity £000's
Balance as at 1 July 2016	28,000	5,260	1,918	35,178
Issue of Share Capital	-	-	-	-
Contribution of Capital	-	-	-	-
Income for the year	-	-	896	896
Other comprehensive income, net of tax	-	-	7	7
Balance as at 30 June 2017	28,000	5,260	2,821	36,081

The notes on pages 17 to 33 are an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2018

	2018	2017
	£000's	£000's
CASH FLOWS FROM OPERATING ACTIVITIES		
Gain/(Loss) before tax	(514)	1,137
ADJUSTMENTS FOR:		
Gain on investment property fair value	(486)	(1,323)
Impairment Loss	747	-
Foreign exchange loss on translation	119	-
Bank interest & other income	(125)	(8)
Finance costs	341	336
Depreciation	9	7
Decrease/(Increase) in trade and other receivables	(221)	(623)
(Decrease)/Increase in trade and other payables	132	90
Tax paid	-	(49)
Net cash flows from operating activities	2	(432)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and other income	125	8
Proceeds from disposal of investment property	3,903	-
Acquisition of investment property	(2,170)	(892)
Development property	(336)	(2,113)
Purchase of fixtures, fittings & equipment	(102)	(3)
Proceeds from sale of Investment in mutual funds	2,008	(2,008)
Net cash from/(used in) investing activities	3,428	(5,007)
CASH FLOWS FROM FINANCING ACTIVITIES		
Issue of share capital	-	-
Increased in contributed capital	0	-
Interest paid	(341)	(336)
Mortgage financing	(110)	4,853
New loan obtained	-	-
Shareholder's loan receipt/(repayment)	266	(3,107)
Net cash flows from/(used in) financing activities	(185)	1,410
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	3,245	(4,029)
Effect of exchange rate fluctuations	(117)	308
Cash and cash equivalents at 1 July 2017	1,745	5,739
CASH AND CASH EQUIVALENTS AS AT 30 JUNE 2018	4,873	2,018

The notes on pages 17 to 33 are an integral part of these financial statements.

COMPANY STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2018

	2018 £000's	2017 £000's
CASH FLOWS FROM OPERATING ACTIVITIES		
Gain/(Loss) before tax	(736)	944
ADJUSTMENTS FOR:		
Gain on investment property fair value	365	(1,149)
Bank interest & other income	(0)	(8)
Finance costs	341	336
Depreciation	6	3
Decrease/(Increase) in trade and other receivables	875	(2,741)
(Decrease)/Increase in trade and other payables	23	(21)
Tax paid	0	(49)
Net cash flows from operating activities	<u>873</u>	<u>(2,685)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest & other income	0	8
(Increase)/decrease Investment in subsidiary	-	-
Proceeds from disposal of investment property	-	-
Acquisition of investment property	(2,170)	(460)
Development property	-	-
Proceeds from sale of investment in mutual funds	2,008	(2,008)
Purchase of fixtures, fittings & equipment	(102)	-
Net cash from/(used in) investing activities	<u>(263)</u>	<u>(2,460)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Issue of share capital	-	-
Increased in contributed capital	(0)	-
Interest paid	(341)	(336)
Mortgage financing	(110)	4,853
New loan obtained	-	(3,107)
Shareholder's loan receipt/(repayment)	262	-
Net cash flows from/(used in) financing activities	<u>(190)</u>	<u>1,410</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	<u>420</u>	<u>(3,735)</u>
Effect of exchange rate fluctuations	(1)	6
Cash and cash equivalents at 1 July 2017	<u>1,028</u>	<u>4,757</u>
CASH AND CASH EQUIVALENTS AS AT 30 JUNE 2018	1,447	1,028

The notes on pages 17 to 33 are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2018

1. GENERAL INFORMATION

Reporting Entity

TY Properties (UK) Limited (the Company) was incorporated on 12 February 2010. The Company is a private company limited by shares registered in England and Wales. The registered address of the Company is given on page 3. The Company is a wholly owned subsidiary of TY Danjuma Family Office Limited.

The consolidated financial statements of the Group (the Company and its subsidiaries) as at and for the year ended 30 June 2018 comprise the Company and its subsidiaries (collectively the 'Group' and individually the 'Group entities'). The Group acts as an agent for property investment companies and to make investments in the property market including development property activity.

Consideration of the Company's ability to continue as a Going Concern

The financial statements have been prepared on a going concern basis, which assumes that the Group and Company will continue to be profitable and be able to fund any operational expenses.

As at 30 June 2018, the Group had a cash balance of £4,873,000 (2017 £1,745,000), which will be adequate to meet current financial needs. Based on the financial performance of the Company against budget and the cash balance held as at 30 June 2018, management believe the Company has sufficient liquidity to meet its obligations for the next 12 months.

Basis of measurement

Both the parent company financial statements and the group financial statements have been prepared by the directors in accordance with International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"). On publishing the parent company financial statements here together with the group financial statements the Company is taking advantage of the exemption in s408 of the Companies Act 2006 not to present its individual income statement and related notes that form a part of these approved financial statements.

The preparation of the financial statements in conformity with the Adopted IFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and the reported amount of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about the carrying value of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. The significant amounts that require judgements and estimates are investment property and development property. The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision only affects that period or in the period of revision and future periods if the revision affects both current and future periods.

Statement of Compliance

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU.

The consolidated financial statements were authorised for issue by the Board of Directors on 06 November 2018.

Standards affecting presentation and disclosure

Early adoption of standards

The directors consider that there are no standards relevant to the Group which should be adopted early.

The directors anticipate that when the relevant standards and interpretations come into effect for periods commencing on or after 1 July 2018 their adoption will have no material impact on the Group's financial position, results of operations or cash flows.

There are new relevant standards, amendments and interpretations issued but not effective for the financial year beginning 1 July 2017.

IFRS 9 Financial Instruments sets out requirements for recognising and measuring financial assets and liabilities, and introduces an alternative hedge accounting model to that contained in IAS 39 *Financial Instruments: Recognition and Measurement*. Based on its assessment, the Company believes that the new classification requirements for financial assets have the impact that investments that are classified as available-for-sale under IAS 39 and measured at fair value through other comprehensive income will be measured at fair value through profit and loss under IFRS 9. The Company expects the impact of the impairment requirements of IFRS 9 to be immaterial.

The amendments in Clarifications to IFRS 15 'Revenue from Contracts with Customers' address three of the five topics identified – identifying performance obligations, principal versus agent considerations and licensings, and provide some transition relief for modified contracts and completed contracts. The Company has completed its evaluation of the potential impact of this guidance on its accounting policies, and based on that evaluation, the timing of all of its revenue recognition will remain the same and expects no impact from the new standards.

IFRS 16 'Leases' brings most leases on-balance sheet for lessees under a single model, eliminating the distinction between operating and finance leases. Lessor accounting however remains largely unchanged and the difference between operating and finance leases is retained.

IFRS 9 and the amendments in Clarifications to IFRS 15 are effective for annual periods beginning on or after January 1, 2018; IFRS 16 is effective for annual period beginning on or after January 1, 2019, with early adoption permitted. The company does not plan to adopt the standards early.

There are no other relevant standards, interpretations or amendments to existing standards that are not yet effective that would be expected to have a significant impact on the Company.

2. PRINCIPAL ACCOUNTING POLICIES

In the process of applying the Group's accounting policies, management makes various judgements, apart from those involving estimations, that can significantly affect the amounts recognised in the financial statements.

The following policies have been reflected throughout the year:

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiary undertakings prepared for the year to 30 June 2018 and 2017.

Subsidiaries are consolidated from the date on which the control commences until the date that control ceases.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated upon consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Functional and presentational currency

The consolidated financial statements are presented in UK Pounds Sterling (GBP £), which is the Group's functional currency. All financial information presented in UK Pounds Sterling has been rounded to the nearest thousands, except where otherwise indicated.

Cash and cash equivalents

The Group considers cash and cash equivalents to be cash on hand and highly liquid investments with maturities of 90 days or less. At 30 June 2018 and 2017, cash and cash equivalents consists of cash at banks, time deposits of duration less than 90 days and money market funds.

Property, plant and equipment

Plant and equipment are initially recorded at cost and are depreciated at appropriate rates on a straight-line basis to write down the cost or valuation of assets to residual value over their estimated useful lives, making due allowance for obsolescence in addition to normal wear and tear. Subsequent expenditure on tangible fixed assets is capitalised to the extent that it provides an enhancement to the economic benefits of the asset above its previously assessed standard of performance. All other subsequent expenditure is charged to the profit and loss account as incurred. Depreciation is provided on the basis that the estimated useful lives of assets.

Plant and equipment – 3 years

Investment property

Investment property is property held to earn rental income or capital appreciation or both, but not for sale in the ordinary course of business, and use in the production or supply of goods and services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any changes therein recognised in Statement of Comprehensive Income.

Cost includes expenditure that is directly attributable to the acquisition of the investment property.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised as realised gain/loss in Statement of Comprehensive Income.

When the use of a property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

Development property

Development property is the property held for enhancement via construction activity in order to enhance the asset value for ultimate sale. Development property is measured at the lower of cost and net realisable value. On an annual basis, development property is assessed for any impairment in value with any changes therein recognised in profit or loss.

Cost includes expenditure that is directly attributable to the acquisition of the investment and costs incurred relating to any enhancement or construction activity.

When the use of a property changes such that it is reclassified as property, plant and equipment, its carrying value at the date of reclassification becomes its cost for subsequent accounting.

Shareholder loans

Shareholder loans are measured at amortised cost using the effective interest method.

Revenue recognition

Rental income from the property investment business is recognised on an accrual basis based upon the underlying operating lease agreements. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease. Management fee income is calculated as a percentage of the rental income collected on behalf of clients and is recognised on an accrual basis.

Income taxes

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Foreign currency translation

Transactions in foreign currencies are translated to the respective functional currencies of Group entities at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are retranslated to the functional currency at the foreign exchange rate ruling at that date. Foreign exchange differences arising on translation are recognised in the income statement. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are retranslated to the functional currency at foreign exchange rates ruling at the dates the fair value was determined.

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on consolidation, are translated to the Group's presentational currency, Sterling, at foreign exchange rates ruling at the balance sheet date. The revenues and expenses of foreign operations are translated at an average rate for the year where this rate approximates to the foreign exchange rates ruling at the dates of the transactions.

Exchange differences arising from this translation of foreign operations are reported as an item of other comprehensive income and accumulated in the translation reserve. When a foreign operation is disposed of, such that control is lost, the entire accumulated amount in the FCTR is recycled to profit or loss as part of the gain or loss on disposal. When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while still retaining control, the relevant proportion of the accumulated amount is reattributed to non-controlling interests.

3. REVENUE

	2018 £000's	2017 £000's
PROPERTY INCOME		
Commercial property rental income	854	855
Commercial property service income	157	155
Residential property rental income	805	846
TOTAL REVENUE	1,816	1,856

4. ADMINISTRATIVE EXPENSES

	2018 £000's	2017 £000's
Operating loss is stated after charging:		
Gross salaries	-	-
Property expenses	490	414
Professional fees	458	434
Auditor's remuneration	37	26
Administration fees	729	816
Fixed Asset Depreciation	9	7
Non- Recoverable VAT Costs	156	16
TOTAL	1,879	1,713

The administration fee expense includes £689,986 (2017– £683,396) that was paid to the Company's ultimate parent, TY Danjuma Family Office Limited.

5. TAXATION CHARGES

	2018 £000's	2017 £000's
Current tax		
Current tax charge for the year	4	49
Taxation charge	<u>4</u>	<u>49</u>
Factors affecting tax charge for the year		
The tax charge is made up as follows:		
Gain (loss) for the year	(513)	953
Gain (loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19%	(97)	188
Effects of:		
Tax arising on timing differences	(11)	1
Tax losses not recognised for deferred tax	89	72
Tax on non-qualifying expenditure	22	(261)
Tax losses utilized	<u>1</u>	<u>49</u>
Tax charge for the year	<u>4</u>	<u>49</u>

The Finance Bill 2016 was substantively enacted on 6 September 2016 which introduced a reduction in the main rate of corporation tax from 18% to 17% from 1 April 2020.

No deferred tax asset has been recognised in relation to tax losses of £922,000 (2017 - £370,000). No deferred tax liability has been recognised in relation to the capital gains on investment properties, as any future realised profits will be offset through group relief from capital losses carried forward.

6. PARTICULARS OF EMPLOYEES

The Company had no employees during the year.

Group	2018	2017
	Number	Number
The average number of executive directors was:		
Management & Administration	<u>4</u>	<u>4</u>
	£000's	£000's
Directors' remuneration	-	-
TOTAL	<u>-</u>	<u>-</u>

There were no other directors that received remuneration. There were no directors that received any benefit in kind.

7. INVESTMENT PROPERTY

Group	2018 £000's	2017 £000's
As at 1 July	37,594	35,108
Acquisitions	2,170	892
Disposal	(3,903)	-
Change in Fair Value Gain	486	1,322
Translation differences	(119)	272
At 30 June	36,228	37,594

Company	2018 £000's	2017 £000's
As at 1 July	23,350	21,740
Acquisitions	2,170	460
Disposal	-	-
Change in Fair Value Gain	(365)	1,150
Translation differences	-	-
At 30 June	25,155	23,350

Investment property portfolio comprises three groups of properties, two commercial properties, one Hotel and 32 residential properties that are leased for rental income. The investment properties are periodically fair valued by the directors using a range of techniques including: comparison to similar properties and external valuation. Changes in fair value are reflected as gains and losses in the Consolidated Statement of Comprehensive Income.

The historical cost of the Group's investment properties as at 30 June 2018 was £27 million (2017 - £31 million). No interest is capital in cost determinations.

Investment properties are required to be analysed by level depending on the valuation method adopted, in accordance with IFRS13 Fair Value Measurement:

Level 1: valuation based on quoted market prices traded in active markets.

Level 2: valuation based on inputs other than quoted prices included within Level 1 that maximize the use of observable data either directly or from market prices or indirectly derived from market prices.

Level 3: where one or more inputs to valuation are not based upon observable market data.

The property portfolio consists of £13,900 of commercial properties valued using a Level 3 methodology, £20,458,000 of residential properties using a Level 2 methodology and Kings Arms Hotel £2,170,000 using level 3.

There have been no transfers between levels of the fair value hierarchy during the year.

All of the Group's Properties were independently valued as at 31 May 2018 on the basis of market value by professionally qualified valuers. These valuations were undertaken in accordance with the Royal Institution of Chartered Surveyors ("RICS") valuation professional standards. Such valuations are carried out at least annually. Property valuation estimates were externally made by Jones Lang Lassalle and CBRE in the UK, Knight Frank in Singapore, and KL Appraisal Services, INC. in the US.

The residential property valuations were made via reference to comparable similar sales in the neighbourhood for each residential asset.

For the commercial properties the key assumptions made in the valuation of the Group's investment properties are:

- the amount and timing of future income streams;
- anticipated maintenance costs and other landlord's liabilities; and
- an appropriate yield.

Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
The valuations reflect the tenancy data supplied by the group along with associated revenue costs and capital expenditure. The fair value of the commercial investment portfolio has been derived from capitalising the future estimated net income receipts at capitalisation rates reflected by recent arm's length sales transactions.	Estimated rental yields of £ 30 p.s.f in Esher Gross initial yield of 6.5% to 6.75% depending on covenant type	The estimated fair value would increase if: An increase in the Gross ERV A decrease in gross initial yield

8. DEVELOPMENT PROPERTY

Group	Development Property 2018 £000's	Development Property 2017 £000's
Cost		
As at 1 July	6,118	4,005
Additions	336	2,113
Disposals	-	-
AS AT 30 JUNE	6,454	6,118
Impairment Adjustment		
As at 1 July	-	-
Impairment loss in the period	(747)	-
AS AT 30 JUNE	-	-
Figures extracted from P&L report	-	-
CARRYING VALUE		
At 30 June	5,707	6,118

Development property comprises the Pelhams Walk, Esher, and Edge Hill, Wimbledon properties which are in the process of being developed for commercial sale.

During the year, the Group impaired Pelhams Walk development property by £747,072 (2017: £nil). As part of the annual investment appraisal process undertaken using IFRS compliant processes, the cost of Pelhams

Walk construction is more than the Net Realised Value (NRV), this needs to be disclosed at the lower of Cost or NRV. The impairment adjustment has mirrored this compliance.

9. LEASES AS LESSOR

The Group leases out its investment property under operating leases. The future minimum lease payments under non-cancellable leases are as follows:

Group	2018	2017
	£000's	£000's
Less than one year	1,256	1,490
Between one and five years	1,664	2,210
More than five years	805	1,001
	3,725	4,701

Company	2018	2017
	£000's	£000's
Less than one year	977	1,039
Between one and five years	1,619	1,997
More than five years	805	1,001
	3,401	4,037

The lease agreement between the Company and TY Danjuma Family Office Limited is included in leases of between one and five years.

10. INVESTMENT IN SUBSIDIARIES

Company	Shares in Subsidiaries 2018	Shares in Subsidiaries 2017
	£000's	£000's
Cost at 1 July 2017	13,317	13,317
Additions	-	-
Impairments	-	-
Net Book Value at 30 June 2018	13,317	13,317

There was no changes in Investment in Subsidiaries in 2018 the Company's principal subsidiaries are as described in the table below.

List of Subsidiaries	Object	Domicile	Date of Incorporation / Acquisition	Percentage Held
TY Properties (Singapore) Pte Ltd ("TYPS")	Singapore Property Investment	SG	22-Sep-10	100%
TYD Alpine Inc. ("TYDA")	US Property Investment	USA	12-Oct-12	100%
TY Developments Ltd	UK Property Development	UK	08-Nov-11	100%
TY Developments (Wimbledon) Ltd	UK Property Development	UK	09-Nov-15	100%
TY Properties (Spain) Ltd	Spanish Property Investment	UK	06-Apr-17	100%

The registered office address for TY Properties (Singapore) is 38 Road 29-11 South Beach Tower, Singapore 189767.

The registered office address for TY Alpine Inc. is 149 South Barrington Avenue, Suite 724, Los Angeles, CA 90049, USA.

The registered office address for TY Developments Ltd, Developments Wimbledon and Properties Spain is 1st Floor, Two Furlongs, Esher, Surrey, KT10 9AA.

11. LOANS TO RELATED PARTIES

	Loans to Subsidiaries 2018 £000's	Loans to Subsidiaries 2017 £000's
Cost		
Loan provided to TY Properties (Singapore) PTE Limited	(938)	561
Loan provided to TYD Alpine	(1,994)	(1,994)
Loan provided to TY Developments Ltd	4,270	4,158
Loan provided to TY Ventures Ltd	197	192
Loan provided to Developments (Wimbledon) Ltd	2,560	2,036
Net Book Value at 30 June 2018	4,096	4,953

No impairments were made for the year ended 30 June 2018 and 30 June 2017.

12. FINANCIAL RISK MANAGEMENT

The directors have recognised the following risks within the business:

Price risk

Price risk is the risk that the fair value of financial instruments and property investments will fluctuate because of changes in the market prices. Although fluctuation in market price cannot be controlled, the directors review the investment values and are able to make judgements as to if and when to realise any gains and losses through their decision to retain the holdings or to sell.

Sensitivity analysis

The following table illustrates the sensitivity of the net return after taxation for the year and the net assets and net asset value per share to an increase or decrease of 5% in market prices. This level of change is considered to be reasonably possible based on an observation of current market conditions. The sensitivity analysis is based on the Group's investments at the balance sheet date with all other variables held constant.

	2018 5% Increase in market prices £000's	2018 5% Decrease in market prices £000's	2017 5% Increase in market prices £000's	2017 5% Decrease in market prices £000's
Statement of comprehensive income	1,914	(1,914)	1,879	(1,879)
Net Book Value at 30 June 2018	1,914	(1,914)	1,879	(1,879)

Capital management

The Group manages its capital to ensure that it is able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance.

The directors monitor the capital requirements by receiving regular management reports on the Group. The directors have also received assurances from the beneficial owner of the Group that he will provide funds to enable the Group to meet its liabilities as and when they fall due.

The capital structure of the Group consists of equity attributable to equity holders of the issued capital and retained earnings as disclosed in the statement of changes in equity.

Foreign currency risk

Foreign currency risk arises as a result of operation of foreign currency bank accounts and revaluation of foreign property investments. The Group manages this risk by sweeping surplus foreign cash balances into Sterling on a periodic basis.

The Group's exposure to foreign currency risk was as follows based on notional amounts:

	2018 SGD \$000s	2018 USD \$000s	2018 EUR €000s	2017 SGD \$000s	2017 USD \$000s	2017 EUR €000s
Cash held in foreign currency	-	3,922	9	268	874	76
Investments in foreign currency	9,680	7,466	-	15,580	7,153	-
Gross statement of financial position exposure	9,680	11,388	9	15,848	8,027	76
Next month's forecast inflow	-	68	-	26	1	-
Next month's forecast outflow	-	4	-	5	200	15
Gross exposure for next month	-	64	-	21	(199)	(15)
Net Exposure	9,680	11,452	9	15,869	7,828	61

The following significant exchange rates applied during the year:

	Average Rate		Reporting Date Spot Rate	
	2018	2017	2018	2017
USD	1.3197	1.2726	1.3154	1.2969
SGD	1.7939	1.7695	1.7934	1.7907
EUR	1.1373	1.1620	1.1311	1.1380

Credit risk

The Group is exposed to credit risk arising from its holdings, which are comprised of cash and cash equivalents and other financial receivables and financial liabilities including long-term loan financing. The exposure arises from the risk that a counterparty will be unable or unwilling to meet a commitment it has entered into with the Group. The maximum credit risk exposure is considered to be the cash held at bank, amounting to £4,873,000 (2017 - £1,745,428) and trade and other receivables amounting to £1,922,000 (2017 (£1,077,575) In the event of a default by a counterparty, the Group might suffer a cash shortfall and might not be able to meet its obligations with its creditors. The Board monitors the level of credit granted to each counterparty on a regular basis. All financial receivables, mainly relating to intercompany balances and property client accounts balances, are deemed to be readily available for collection so the credit risk associated is considered to be low. No trade and other receivables are past due and no impairment loss was recognised during the year relating to these assets.

Credit quality is assessed using techniques that include information from the major External Credit Assessment Institutions ("ECAI") as well as internal ratings produced by the Group. The latter are mapped to the ratings of the ECAI. The tables below show the breakdown of credit quality as at 30 June 2018 and 2017.

There are many counterparties with whom the Group transacts that are not rated by the major ECAI. For such counterparties the Group determines underlying counterparty credit quality by use of its internal credit rating procedures. These procedures assess in combination, the financial and managerial strength, business model robustness, collateral value and availability, the sector and geography of the counterparty concerned. Following this assessment an internal rating is allocated. Internal ratings range from "aa", considered very strong (or investment grade), to "b", considered relatively weak.

	2018 Investment Grade £000's	2018 Sub- Investment Grade £000's	2018 Internal Rating £000's	2018 Total £000's
Cash and balances with banks	4,873	-	-	4,873
Trade receivables			71	71
Other receivables	-	-	1,851	1,851
Total Credit Exposures	4,873	-	1,922	6,795

	2017 Investment Grade £000's	2017 Sub- Investment Grade £000's	2017 Internal Rating £000's	2017 Total £000's
Cash and balances with banks	1,745	-	-	1,745
Trade receivables	-	-	97	97
Other receivables	-	-	1,604	1,604
Total Credit Exposures	1,745	-	1,701	3,446

Liquidity Risk

Liquidity risk is the risk that the Group will encounter difficulties in realising assets or otherwise raising funds to meet its financial commitments.

The Board is responsible for liquidity risk management and has formulated liquidity management tools, which monitor actual and forecasted cash flows to service this requirement. The principal policy objective in relation to liquidity is to ensure that the Group has access to sufficient liquidity to meet its obligations as they become due.

Maturity analysis

All trade and other receivables/payables are due to be settled as per the following tables:

	Group Gross 2018 £	Group Impairment 2018 £	Company Gross 2018 £	Company Impairment 2018 £
Trade & other receivables				
Overdue	-	-	-	-
Due within 90 days	169	-	78	-
Due between 91 – 180 days	75	-	1,022	-
Due between 181 – 360 days	1,085	-	57	-
Due more than 360 days	593	-	471	-
Total	1,922	-	1,628	-
Trade & other payables				
Overdue	-	-	-	-
Due within 90 days	579	-	522	-
Due between 91 – 180 days	-	-	-	-
Due between 181 – 360 days	-	-	-	-
Due more than 360 days	166	-	64	-
Total	745	-	586	-

	Group Gross 2017 £	Group Impairment 2017 £	Company Gross 2017 £	Company Impairment 2017 £
Trade & other receivables				
Overdue	-	-	-	-
Due within 90 days	173	-	117	-
Due between 91 – 180 days	259	-	259	-
Due between 181 – 360 days	50	-	50	-
Due more than 360 days	1,219	-	1,219	-
Total	1,701	-	1,645	-
Trade & other payables				
Overdue	-	-	-	-
Due within 90 days	614	-	499	-
Due between 91 – 180 days	-	-	-	-
Due between 181 – 360 days	-	-	-	-
Due more than 360 days	-1	-	65	-
Total	613	-	564	-

There is no material difference between the carrying amounts of financial assets and liabilities at the balance sheet date and their fair values.

13. SHARE CAPITAL

	2018 £000's	2017 £000's
Issued, authorised and fully paid Ordinary share capital of £1 each	28,000	28,000
Share capital issued during the year	-	-
Share capital	28,000	28,000

All issued share capital is classified as equity. One ordinary share of £1 was issued at par on incorporation of the Company.

The Ordinary Shares have full rights in respect of voting and may be considered by the directors when considering dividends from time to time. The Ordinary Shares are non-redeemable, but shall entitle the holder to full participation in respect of equity and in the event of a winding up of the Company.

14. RELATED PARTY TRANSACTIONS

The financial statements include the following transactions involving related parties:

	Group 2018 £000's	Company 2018 £000's	Group 2017 £000's	Company 2017 £000's
Revenues				
TY Danjuma Family Office Ltd	98	98	93	93
Danjuma Collection Ltd	24	24	25	25
Total	122	122	118	118
Expenses				
TY Danjuma Family Office Administration Fees	690	690	683	683
Total	690	690	683	683
Trade and other receivables				
Other Debtors - TY Ventures (UK) Limited	197	197	192	192
Other Debtors - Danjuma Collection Ltd	75	75	50	50
	272	272	242	242
Trade and other payables				
Other Debtors (Ottis)	(43)	(43)	(43)	(43)
	(43)	(43)	(43)	(43)
Loans to related parties				
Loan to TY Properties (Singapore) Pte Limited	-	(938)	-	561
Loan to TYD Alpine Inc.	-	(1,994)	-	(1,994)
Loan to TY Developments (Wimbledon) Ltd	-	2,560	-	2,036
Loan to TY Developments Ltd	-	4,270	-	4,158
	-	3,899	-	4,761
Total	229	4,128	199	4,960
Loan from parent				
TY Danjuma Family Office Ltd	783	780	521	517
Total	783	780	521	517

The Company leases its first floor office in Two Furlongs to its parent company, TY Danjuma Family Office Ltd. The lease was renewed in the financial year 2015 for £65,000 rental per annum for a further 5 years to November 2019. In addition, TYP charged £33,000 in services charge to TY Danjuma Family Office.

TY Danjuma Family Office Ltd provides administrative services to the Company and during the current financial year, the Company paid administration fees of £690,000 (2017: £683,396). The basis of administration fees charged is 1.5% per annum of total property value and bank balances shown on the

Company's Statement of Financial Position.

The Company leases one of its offices in Two Furlongs to Danjuma Collection Ltd, for rental of £5,201 per month. Danjuma Collection Ltd is an art investing company, which TY Ventures (UK) Ltd owns a 22% equity stake. TY Ventures (UK) Limited also has Board representation on the Danjuma Collection Board of Directors. TY Ventures (UK) Limited and the Company are under common control of the parent company TY Danjuma Family Office Ltd. The other shareholders of the Danjuma Collection consists of Theophilus Danjuma Jr., the son of the Company's ultimate controlling party Mr Theophilus Yakubu Danjuma, and Othello Holdings, an operating entity owned by Othello Trust which was settled with Theophilus Danjuma Jr. as a beneficiary.

Included in the Company's trade receivables, £197,000 (2017-£192,248) is due from TY Ventures (UK) Limited (TY Ventures). The principal activity of TY Ventures is investment in financial assets, securities and investment in unlisted companies. TY Ventures (UK) Limited and the Company are under common control of the parent company TY Danjuma Family Office Limited, and also under the common ultimate controlling party, Mr Theophilus Yakubu Danjuma, by way of his majority shareholding in the parent company TY Danjuma Family Office Limited.

At the yearend 30 June 2018, the loan outstanding due to TY Properties (Singapore) Pte Ltd amounts to £938,000 (2017-£561,306 outstanding from Singapore). This loan is repayable on demand and does not bear interest.

During the 2013 financial year, the Company loaned £1,204,681 to TYD Alpine Inc., a US Property Investment Company previously owned by Celbridge Investment Ltd (Celbridge). Celbridge is wholly owned by the Company's ultimate controlling party Mr Theophilus Yakubu Danjuma. Effective 1 January 2013, TYD Alpine's shares held by Celbridge were transferred to TY Properties (UK) Ltd and became a wholly owned subsidiary of the Company. As at 30 June 2018, the Company owes TYD Alpine Inc. £1,994,000 (2017:£ 1,994,171). This was due to the sales proceeds of the Alpine property located in Beverly Hills that was transferred to the Company.

During the 2014 financial year the Pelhams Walk property was transferred at cost from TY Properties (UK) Ltd to TY Developments Ltd through an intercompany loan. Further funds were advanced to TY Developments Ltd for it to carry out construction activity on the property. As at 30 June 2018 the total amount advanced to TY Developments Ltd amounted to £4,270,000 (2017 £ 4,158,193)

At the year-end 30 June 2018, the loan outstanding due from TY Developments (Wimbledon) amounts to £2,560,000. This loan is repayable on demand and does not bear interest.

During the 2018 financial year, the loan outstanding due from the parent company TY Danjuma Family Office Ltd amounts to £783,000 (2017: £520,934). This loan is repayable on demand and does not bear interest.

During the year, the company collected rent for a property in Spain owned by Ottis (UK) Limited. The latter is a related party, as it is owned by a family trust. The balance due to Ottis Limited as at 30 June 2018 was £43,000 (2017-£42,779) and it is anticipated that this will be repaid in the future.

15. ULTIMATE CONTROLLING PARTY

The Company's ultimate controlling party is Mr Theophilus Yakubu Danjuma by way of his 66.9% shareholding in the parent company TY Danjuma Family Office Limited.

16. SUBSEQUENT EVENTS

On 26 July 2018, the Company entered into a sales agreement in respect of the sale of a condominium unit at St Thomas, Singapore for consideration of SGD \$4,850,000 or GBP 2,706,300 at date of transaction. The sale was completed on 23 August 2018.