

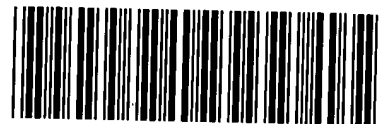
Registration number: 08113231

Wittington Investments (REOF) Limited

Annual Report and Financial Statements

for the Period from 17 September 2017 to 15 September 2018

THURSDAY



L87JP0CJ
LD6 13/06/2019 #41
COMPANIES HOUSE

Contents

Company Information	1
Directors' Report	2 to 3
Statement of Directors' Responsibilities	4
Independent Auditor's Report to the Members of Wittington Investments (REOF) Limited	5 to 7
Statement of Comprehensive Income	8
Balance Sheet	9
Statement of Changes in Equity	10
Notes to the Financial Statements	11 to 17

Company Information

Directors	Guy Weston Charles Mason
Company secretary	Amanda Geday
Registered office	Weston Centre 10 Grosvenor Street London United Kingdom W1K4QY
Auditors	Ernst & Young LLP 1 More London Place London United Kingdom SE1 2AF

Directors' Report for the Period from 17 September 2017 to 15 September 2018

The directors present their report and the financial statements for the period from 17 September 2017 to 15 September 2018.

Principal activity

The principal activity of the company is that of an investment company.

Trading results, dividends and transfers to reserves

The statement of comprehensive income is set out on page 8. The loss on ordinary activities was €471,489 (2017 €23,633).

No dividend is recommended for the period (2017: €nil).

Business review and future developments

During the period the main activity of the Company remained unchanged and the directors expect that any future development will be related to this activity.

Going concern

The Company is dependent upon its parent company, Wittington Investments Ltd (Wittington), for continuing financial support. Wittington has provided the Company with an undertaking that it will continue to make available such funds as are needed by the Company for a period of at least 12 months from the date of accounts signing and according the directors consider it appropriate to continue to adopt the going concern basis in preparing the company's financial statements.

Disclosure of information to the auditors

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 in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Directors' of the company

The directors, who held office during the period, were as follows:

Guy Weston

Stephen Hancock (deceased 11 February 2018)

Charles Mason

Notification of an interest in the shares of this company and shares in or debentures of other group companies by the directors was not required because at the end of the period each was also a director of a company of which this company is wholly owned subsidiary undertaking.

No director had at any time during the period any material interest in a contract with the company, other than service contracts.

Political and charitable contributions

The Company made no political or charitable donations or incurred any political expenditure during the year.

Financial risk management

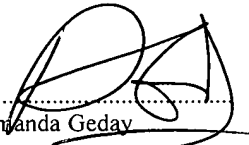
Details of the Company's use of financial instruments and its exposure to risk can be found in Note 10.

**Directors' Report for the Period from 17 September 2017 to 15 September 2018
(continued)**

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Ernst & Young LLP will therefore continue in office.

Approved by the Board on 12 June 2019 and signed on its behalf by:



.....
Ananda Geday
Company secretary

Statement of Directors' Responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 101 'Reduced Disclosure Framework' ('FRS 101'). 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 apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether FRS 101 has been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's 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 also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Auditor's Report to the Members of Wittington Investments (REOF) Limited

Opinion

We have audited the financial statements of Wittington Investments (REOF) Limited (the 'Company') for the period from 17 September 2017 to 15 September 2018, which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity, and the related Notes 1 to 12 of the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 101 'Reduced Disclosure Framework'.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 15 September 2018 and of its loss for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and the provisions available for small entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent Auditor's Report to the Members of Wittington Investments (REOF) Limited (continued)

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

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

- adequate accounting records have not been kept, 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
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirements to prepare a strategic report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for 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 the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

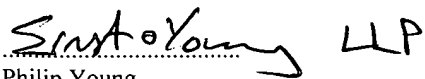
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**Independent Auditor's Report to the Members of Wittington Investments (REOF)
Limited (continued)**

Use of our report

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.

 LLP

Philip Young

(Senior Statutory Auditor)

For and on behalf of Ernst & Young LLP, Statutory Auditor

1 More London Place
London
United Kingdom
SE1 2AF

12 June 2019

Statement of Comprehensive Income

for the period ended 15 September 2018

	Note	2018 €	2017 €
Other operating income	3	38,939	94,352
Operating profit		38,939	94,352
Other interest receivable and similar income		-	1,208
Net change in fair value of investments		(509,336)	(134,277)
Loss before tax		(470,397)	(38,717)
Tax on loss on ordinary activities	4	(1,093)	15,085
Loss for the period		(471,490)	(23,632)
Other comprehensive income		-	-
Total comprehensive expense for the year		(471,490)	(23,632)

There are no recognised gains or losses other than the result for the period.

The profit on ordinary activities before tax relates entirely to continuing activities.

(Registration number: 08113231)
Balance Sheet as at 15 September 2018

	Note	15 September 2018 €	16 September 2017 €
Non-current assets			
Investments	5	2,223,835	3,312,572
Current assets			
Debtors	6	<u>2</u>	<u>2</u>
Total assets		2,223,837	3,312,574
Creditors: Amounts falling due within one year	7	(2,355,326)	(2,944,280)
Provisions for liabilities	8	<u>-</u>	<u>(28,293)</u>
Total liabilities		<u>(2,355,326)</u>	<u>(2,972,573)</u>
Net (liabilities)/assets		<u>(131,489)</u>	<u>340,001</u>
Capital and reserves			
Called up share capital	9	2	2
Profit and loss account		<u>(131,491)</u>	<u>339,999</u>
Shareholders' (deficit)/funds		<u>(131,489)</u>	<u>340,001</u>

These financial statements have been prepared in accordance with the special provisions for small companies under part 15 of the Companies Act 2006.

Approved by the Board on 12 June 2019 and signed on its behalf by:



Guy Weston
 Director

**Statement of Changes in Equity for the Period from 17 September 2017 to
 15 September 2018**

	Share capital	Retained earnings	Total
	€	€	€
At 17 September 2016	2	363,631	363,633
Loss for the period	-	(23,632)	(23,632)
Other comprehensive income	-	-	-
Total comprehensive expense	-	(23,632)	(23,632)
At 16 September 2017	2	339,999	340,001
		Restated	Restated
	Share capital	Retained earnings	Total
	€	€	€
At 17 September 2017	2	339,999	340,001
Loss for the period	-	(471,490)	(471,490)
Other comprehensive income	-	-	-
Total comprehensive expense	-	(471,490)	(471,490)
At 15 September 2018	2	(131,491)	(131,489)

Notes to the Financial Statements for the Period from 17 September 2017 to 15 September 2018

1 Accounting reference date

The accounting reference date of the Company is the Saturday nearest to 15 September. Accordingly, these financial statements have been prepared to 15 September 2018.

2 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements.

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework.

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

The Company's ultimate parent undertaking, Wittington Investments Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of Wittington Investments Limited are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Companies House. The Company is incorporated and domiciled in England and Wales.

Summary of disclosure exemptions

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

- a Cash Flow Statement and related notes;
- Comparative period reconciliations for share capital (paragraph 79(a)(iv) of IAS);
- Disclosures in respect of transactions with wholly owned subsidiaries (paragraphs 17 and 18A of IAS 24 and the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member);
- Disclosures in respect of capital management (paragraph 134 - 136 of IAS 1);
- The effects of new but not yet effective IFRSs (paragraphs 30 and 31 of IAS 8);
- Disclosures in respect of the compensation of Key Management Personnel.

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

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

Notes to the Financial Statements for the Period from 17 September 2017 to 15 September 2018 (continued)

2 Accounting policies (continued)

Judgements and key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Tax

Income tax on the profit for the period comprises of current and deferred tax. Current tax is expected to be paid (or recovered) using tax rates and laws enacted, or substantively enacted, by the balance sheet date, together with any adjustment to tax payable in respect of previous years.

Deferred tax is provided on temporary differences that exist at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is measured at the rate expected to apply in the period in which the temporary differences are realised. A deferred tax asset is recognised only to the extent that it is probable that future profits will be available against which the asset can be recognised.

Fair Value Measurement Hierarchy

FRS 101 requires certain disclosures which require the classification of financial assets and liabilities measured at fair value using a fair value hierarchy that reflects the significance of the inputs used in making the fair value measurement. The fair value hierarchy has the following levels:

- (a) Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- (b) Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e. derived from prices)
- (c) Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

The level in the fair value hierarchy within which the financial asset or financial liability is categorised is determined on the basis of the lowest level input that is significant to the fair value measurement. Financial assets and financial liabilities are classified in their entirety into only one of the three levels.

Financial instruments - Investments

The Company's financial instruments comprise investments measured at fair value. They are carried in the balance sheet at fair value with changes in fair value recognised in the profit and loss account.

The Company's primary function is to invest in private equity funds. The value of the Company's investments is a small proportion of the total fund value. Investments are initially recognised at cost, being the amount drawn or distributed by the fund. The private equity fund provides regular valuations which reflect the fair value of the Company's holding. Subsequently investments are revalued in line with the nearest available fund valuation to the Company's reporting date. Investments where the fair value derives mainly from the underlying assets, such as investments managed by fund managers, are valued based on methodologies derived from application of the International Private Equity and Venture Capital Valuation Guidelines (December 2015). Generally the valuation reflects the estimated price a market participant would receive from a hypothetical sale of the investee company in an orderly transaction given current market conditions.

The Company does not enter into speculative derivative contracts.

**Notes to the Financial Statements for the Period from 17 September 2017 to
 15 September 2018 (continued)**

2 Accounting policies (continued)

Functional currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The directors consider the Euro to be the Company's functional and presentational currency as the investments and income derived from these investments are undertaken in Euros. The effective exchange rate at 15 September 2018 was £1: €1.12 (2017: £1: €1.14).

3 Operating income

Other operating income represents a foreign exchange gain of €38,939 (2017: €94,352) on group undertakings balances, which are denominated in GBP.

The auditor's remuneration for the period was €1,737 (2017: €1,710). The auditor's remuneration is borne by the parent company.

The Company did not employ staff at any time during the period nor make any payments in respect of wages and salaries.

The directors of the company are remunerated by the other group companies. Total remuneration attributable for qualifying services to this company is negligible.

4 Taxation

Tax (charged)/credited in the statement of comprehensive income

	2018 €	2017 €
Current tax		
Nominal tax charge	(34,238)	(26,600)
Adjustment to tax charge in respect of previous periods	4,852	361
Deferred tax		
Deferred tax	28,293	33,503
Adjustment for prior years	-	7,821
Current period tax charge	<u>(1,093)</u>	<u>15,085</u>

**Notes to the Financial Statements for the Period from 17 September 2017 to
 15 September 2018 (continued)**

4 Taxation (continued)

The difference between the total tax charge shown and the amount calculated by applying the standard rate of UK Corporation tax to the profit before tax is as follows:

	2018 €	2017 €
Loss before tax	<u>(470,397)</u>	<u>(38,717)</u>
Nominal tax charge at the standard rate of corporation tax 19% (2017: 19.5%)	89,375	7,550
Adjustment to tax charge in respect of previous periods	4,852	8,183
Deferred tax not recognised	(60,780)	-
Partnership taxable income	<u>(34,540)</u>	<u>(648)</u>
Current period tax charge	<u>(1,093)</u>	<u>15,085</u>

The UK corporation tax rate is 19% a further reduction to 17% will take effect in April 2020.

5 Non-current asset investments measured at fair value

	15 September 2018 €	16 September 2017 €
Investments at fair value	<u>2,223,835</u>	<u>3,312,572</u>

6 Debtors - Amounts falling due within one year

	15 September 2018 €	16 September 2017 €
Other Debtors	<u>2</u>	<u>2</u>

7 Creditors

	15 September 2018 €	16 September 2017 €
Amounts falling due within one year		
Amounts owed to group undertakings:		
Parent and fellow subsidiary undertakings	2,325,940	2,918,041
Corporation tax	<u>29,386</u>	<u>26,239</u>
	<u>2,355,326</u>	<u>2,944,280</u>

**Notes to the Financial Statements for the Period from 17 September 2017 to
 15 September 2018 (continued)**

8 Deferred tax assets and liabilities

	15 September 2018	16 September 2017
	€	€
At the beginning of the period	28,293	69,617
Origination and reversal of temporary differences	(28,293)	(33,503)
Prior year adjustment	-	(7,821)
At the end of the period	-	28,293
The element of deferred tax are as follows:		
Deferred tax rising on non-current asset investments	-	28,293

9 Share capital

Allotted, called up and fully paid shares

	15 September 2018		16 September 2017	
	No.	€	No.	€
Ordinary shares of £1 each	2	2	2	2

**Notes to the Financial Statements for the Period from 17 September 2017 to
 15 September 2018 (continued)**

10 Financial instruments

The Company's financial instruments comprise investments measured at fair value.

a) Fair Values

The fair values together with the carrying amounts shown in the balance sheet are as follows:

	Carrying value		Fair value	
	15 September 2018	16 September 2017	15 September 2018	16 September 2017
	€	€	€	€
Investments measured at fair value through profit or loss	<u>2,223,835</u>	<u>3,312,572</u>	<u>2,223,835</u>	<u>3,312,572</u>

The investments measured at fair value are valued using the valuation basis as at 15 September 2018 outlined in Note 2.

All financial instruments measured at fair value fall under definition of level 2 as outlined in the accounting policies.

	€
At 17 September 2017	3,312,572
Additions during the year	782,562
Disposals during the year	(1,361,963)
Unrealised loss during the year	<u>(509,336)</u>
At 15 September 2018	<u>2,223,835</u>

Because of the inherent uncertainties of valuing unquoted investments, the eventual realisation proceeds may differ from the estimated fair value and the difference could be significant. Appropriate provisions are made against all individual values where necessary to reflect unsatisfactory financial performance or a fall in comparable ratings, leading to impairment in value.

b) Market risk

Market risk is the risk of movements in the fair value of future cash flows of a financial instrument or forecast transaction as underlying market prices change. The Company is exposed to changes in market values of financial investments. These risks are known as "economic" (or forecast) exposures.

The Company invests in private equity funds. The proportion of the total fund held by the Company is small. Each fund will hold a portfolio of investments thus mitigating the risk to the Company.

**Notes to the Financial Statements for the Period from 17 September 2017 to
15 September 2018 (continued)**

10 Financial instruments (continued)

c) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its obligations associated with its financial liabilities as they fall due. The Company is not considered to have any liquidity risk as the amounts are due to group undertakings and support is provided by the parent company.

d) Valuation risk

The Company values its investments according to the valuation methodology detailed in Note 2. The Company's valuation guidelines have been developed in accordance with the International Private Equity and Venture Capital Valuation Guidelines (December 2012). Investments are held at fair value, which is the price that would be received if the asset were sold in an orderly transaction between market participants given current market conditions at the measurement date. Valuation risks are mitigated by reviews of underlying investments in the private equity funds and direct investments carried out by the managers of the private equity funds quarterly. These valuations are then reviewed by the directors. The details of the valuation methodology are provided in Note 2 under the "Investments" sub-heading.

11 Control

The largest group in which the results of the Company are consolidated is that headed by Wittington Investments Limited ('Wittington'), the accounts of which are available at Weston Centre, 10 Grosvenor Street, London W1K 4QY. Wittington is the ultimate holding company, and is incorporated and registered as a limited company in England and Wales.

Wittington, and, through their control of Wittington, the trustees of the Garfield Weston Foundation ('the Foundation') are controlling shareholders of the Company. The majority shareholder of Wittington is Garfield Weston Foundation, a grant making trust and a registered charity. The Trustees of the Garfield Weston Foundation are Persons with Significant Control in relation to Wittington the immediate parent.

12 Registered Office

The registered office of the company is Weston Centre, 10 Grosvenor Street, London, United Kingdom, W1K 4QY.