

Registered number
08786809

C.G.I.S. Banbury Limited

Directors' report and financial statements

30 June 2014

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C.G.I.S. Banbury Limited
Directors' report and financial statement
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C.G.I.S. Banbury Limited

Registered number:

08786809

Directors' Report

The directors present their annual report and the audited financial statements for the period ended 30 June 2014.

Principal activities

The company's principal activity during the period is that of property investment.

The company was incorporated on 22nd of November 2013 and commenced trading on 23rd of December 2013 on acquisition of freehold property at Beamunt Road, Industrial Estate, Banbury.

Results and dividends

The results for the year are shown in the profit and loss account on page 4.

The directors do not recommend the payment of a final dividend.

Directors

The following persons served as directors during the period:

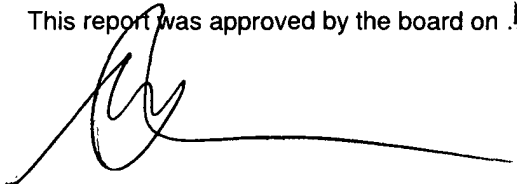
T S Cole
S R Collins
M N Steinberg

Disclosure of information to auditors

Each person who was a director at the time this report was approved confirms that:

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware; and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This report was approved by the board on 13/03/2015 and signed on its behalf by:



M N Steinberg
Director

10 Upper Berkeley Street
London
W1H 7PE

C.G.I.S. Banbury Limited

Statement of Directors' Responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards 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 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;
- 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.

C.G.I.S. Banbury Limited
Independent auditors' report
to the shareholders of C.G.I.S. Banbury Limited

We have audited the financial statements of C.G.I.S. Banbury Limited for the period ended 30 June 2014 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and the related notes. 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).

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 auditors' 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.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2014 and of its profit 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.

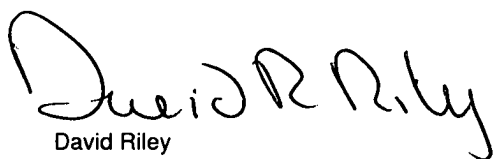
Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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.



David Riley
(Senior Statutory Auditor)
for and on behalf of
haysmacintyre
Statutory Auditor
13/03/2015

26 Red Lion Square
London
WC1R 4AG

C.G.I.S. Banbury Limited
Profit and Loss Account
for the period from 22 November 2013 to 30 June 2014

	Notes	2014 £
Turnover	2	
Rent receivable		324,369
Property outgoings		(5,750)
Gross profit		<u>318,619</u>
Administrative expenses	4	-
Operating profit		<u>318,619</u>
Interest payable	5	(117,003)
Profit on ordinary activities before taxation		<u>201,616</u>
Tax on profit on ordinary activities	6	-
Profit for the period		<u>201,616</u>

Continuing operations

All of the above relate to continuing operations.

There is no difference between the profit as stated and that prepared on the historic cost basis.

The notes on pages 7 - 11 form part of these financial statements.

C.G.I.S. Banbury Limited
Statement of total recognised gains and losses
for the period from 22 November 2013 to 30 June 2014

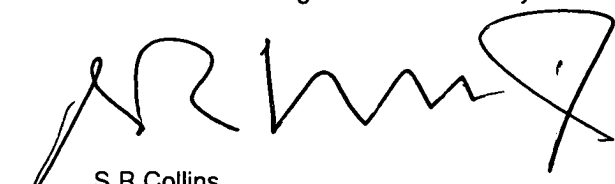
	Notes	2014 £
Profit for the period		201,616
Unrealised surplus on revaluation of properties	7	690,898
Total recognised gains and losses related to the period		<u>892,514</u>

The notes on pages 7 - 11 form part of these financial statements.

C.G.I.S. Banbury Limited
Balance Sheet
as at 30 June 2014

	Notes	2014 £
Fixed assets		
Investment property	7	6,760,000
Current assets		
Debtors	8	1,081,668
Creditors: amounts falling due within one year	9	(178,057)
Total assets less current liabilities		<u>7,663,611</u>
Creditors: amounts falling due after more than one year	10	(6,771,096)
Provisions for liabilities		
Deferred taxation		-
Net assets		<u>892,515</u>
Capital and reserves		
Called up share capital	11	1
Revaluation reserve	12	690,898
Profit and loss account	13	201,616
Shareholders' funds	14	<u>892,515</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



S R Collins
 Director
 Approved by the board on 13/03/2015

The notes on pages 7 - 11 form part of these financial statements.

C.G.I.S. Banbury Limited
Notes to the Accounts
for the period from 22 November 2013 to 30 June 2014

1 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 with the exception of the presentation of gross property income noted below.

Accounting convention

The financial statements have been prepared on a going concern basis, under the historical cost accounting rules, modified by the revaluation of certain fixed assets, and in accordance with the Companies Act 2006 and applicable accounting standards for the United Kingdom.

Basis of preparation

The accounts have been prepared on the going concern basis by the directors, who have assessed the future performance of the company and determined that the going concern basis is appropriate. In addition, the directors have obtained the support of CGIS Group (No. 3) Limited for a period of at least 12 months from the date of approval of the financial statements.

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw a cash flow statement in accordance with FRS1.

Properties

Investment properties are included in the balance sheet at their open market value at the balance sheet date based upon an annual external professional valuation. Aggregate surpluses or deficits arising on valuation are transferred to a revaluation reserve. Impairment in the value of the properties to below their carrying values are charged directly to the profit and loss account, where such impairments are considered permanent.

Additions to investment properties include only costs of a capital nature. Costs such as interest and other property outgoings are treated as revenue expenditure and written off as incurred.

In accordance with SSAP 19 (as amended) "Accounting for Investment Properties" no depreciation or amortisation is provided in respect of freehold and leasehold investment properties. This treatment is a departure from the requirements of the Companies Act 2006 concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the factors reflected in annual valuation, and the amount which might otherwise be shown, cannot be separately identified or quantified.

Gross property income

Following the issue of Application Note G (an amendment to FRS 5) in November 2003, the gross value of property expenses is now included within cost of sales and the contribution from tenants is included in turnover.

Lease incentives

In accordance with the Accounting Standard's (ASB) Urgent Issue Task Force Abstract 28 "Operating Lease Incentives" (UITF 28) the company treats any incentive for lessees to enter into lease agreements as a reverse cost and accounts for rental income from the commencement date of any rent free period. The cost of all lease incentives (such as rent free periods or contributions to tenants' fitting out costs) is therefore set off against the total rent due. The net rental income is then spread evenly over the shorter of the period from the rent commencement date to the date of the next rent review or lease end date.

C.G.I.S. Banbury Limited
Notes to the Accounts
for the period from 22 November 2013 to 30 June 2014

1 Accounting policies (continued)

Related party transactions

As the company is a wholly owned subsidiary of CGIS Group (No. 3) Limited, it has taken advantage of the exemption contained in Financial Reporting Standard 8 and has therefore not disclosed transactions or balances which form part of the group (or investees of the group qualifying as related parties).

The consolidated financial statements of CGIS Group (No. 3) Limited, within which this company is included, can be obtained from 10 Upper Berkeley Street, London W1H 7PE.

FRS 25 "Financial Instruments: disclosure and presentation"

Where the contractual obligations (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses are included in the profit and loss account. Accordingly, non equity share capital in accordance with FRS 25 is shown as financial liabilities. Dividends payable on this share capital are classified as finance costs and is shown in interest payable and similar charges.

Deferred taxation

Deferred tax is provided in respect of all timing differences that have originated but not reversed at the balance sheet date where an event has occurred that results in an obligation to pay more or less tax in the future, except that:

- (a) Provision is not made in respect of property revaluation surpluses unless an unconditional sales agreement has been signed and rollover relief is not available to cover any gain arising; and
- (b) Deferred tax assets are recognised only to the extent that it is more likely than not that there will be suitable taxable profits from which the future reversal of the relevant timing differences can be deducted.

Deferred tax is measured on a non discounted basis at the tax rates which apply at the balance sheet date.

2 Turnover

Turnover, which is stated net of value added tax, includes rent receivable, service charge and other recoveries from tenants of its investment property within the United Kingdom.

3 Staff numbers and costs

Other than the directors, the company employed no staff during the year. None of the directors received any remuneration.

4 Auditors' remuneration

The auditors' remuneration has been borne by its intermediate parent company, CGIS Group (No. 3) Limited.

5 Interest payable

2014
£

Finance charges arising in respect of loan from group undertakings

117,003

C.G.I.S. Banbury Limited
Notes to the Accounts
for the period from 22 November 2013 to 30 June 2014

6 Taxation

2014
£

Tax on profit on ordinary activities

Taxation based on profits for the year:

Current tax

-

Total corporation tax and similar taxes

-

Current tax

The tax on the profit on ordinary activities has been reduced from the amount that would arise from applying the prevailing corporation tax rate to the company's profit as follows:

2014
£

Profit on ordinary activities before tax

201,616

UK corporation tax at 24/21% on profits before tax

44,711

Tax losses (from)/to group companies

(44,711)

Corporation tax charge for the year

-

Factors that may affect future tax charges

No provision has been made for taxation which might become payable if the company's investment property was sold at the net amount at which it is stated in the financial statements.

7 Investment property

**Freehold
land &
buildings
£**

Valuation

At 22 November 2013

-

Additions

6,069,102

Surplus on revaluation

690,898

At 30 June 2014

6,760,000

Net book value

At 30 June 2014

6,760,000

The cost of properties included above at valuation is:

2014
£

Freehold investment properties

6,069,102

The company's property has been valued at open market value as at 30 June 2014 by the Group's independent external valuer, CB Richard Ellis.

The immediate parent company, HDL Debenture Limited, has a debenture loan and a bank loan which are secured by way of a first and second legal charge over the investment property and all other assets of the company.

C.G.I.S. Banbury Limited
Notes to the Accounts
for the period from 22 November 2013 to 30 June 2014

8 Debtors	2014
	£
Trade debtors	4,053
Amounts owed by group undertakings	1,074,614
Other debtors	3,001
	<u>1,081,668</u>

Interest on intercompany loans is charged annually in arrears at bank base rate plus 1.5%. However, where this would result in a loss arising in the subsidiary company's accounts, the amount of interest charged is constrained to the funds available in that subsidiary company, such that neither a gain nor a loss arises in its accounts before interest and dividends.

9 Creditors: amounts falling due within one year	2014
	£
Other taxes and social security costs	31,307
Accruals and deferred income	146,750
	<u>178,057</u>

Interest on intercompany loans is charged annually in arrears at bank base rate plus 1.5%. However, where this would result in a loss arising in the subsidiary company's accounts, the amount of interest charged is constrained to the funds available in that subsidiary company, such that neither a gain nor a loss arises in its accounts before interest and dividends.

10 Creditors: amounts falling due after one year	2014
	£
Amounts owed to group undertakings and undertakings in which the company has a participating interest	<u>6,771,096</u>

Interest on intercompany loans is charged annually in arrears at bank base rate plus 1.5%. However, where this would result in a loss arising in the subsidiary company's accounts, the amount of interest charged is constrained to the funds available in that subsidiary company, such that neither a gain nor a loss arises in its accounts before interest and dividends.

11 Share capital	Nominal value	2014 Number	2014 £
Allotted, called up and fully paid:			
Ordinary shares	£1 each	1	<u>1</u>

During the period, the company issued 1 ordinary share at par.

12 Revaluation reserve	2014
	£
At 22 November 2013	-
Arising on revaluation during the period	690,898
	<u>690,898</u>
At 30 June 2014	<u>690,898</u>

C.G.I.S. Banbury Limited
Notes to the Accounts
for the period from 22 November 2013 to 30 June 2014

13 Profit and loss account	2014
	£
At 22 November 2013	-
Profit for the period	201,616
	<hr/>
At 30 June 2014	201,616

14 Reconciliation of movement in shareholders' funds	2014
	£
At 22 November 2013	-
Profit for the financial period	201,616
Arising on revaluation during the period	690,898
Shares issued	1
	<hr/>
At 30 June 2014	892,515

15 Ultimate controlling parties

The immediate holding company is HDL Debenture Limited and the ultimate parent company is CGIS Group (No. 3) Limited. Both of these companies are incorporated in England and Wales.

The company is ultimately controlled by the directors.

C.G.I.S. Banbury Limited
Detailed profit and loss account
for the period from 22 November 2013 to 30 June 2014

	2014
	£
Sales	324,369
Cost of sales	(5,750)
Gross profit	<u>318,619</u>
Administrative expenses	-
Operating profit	<u>318,619</u>
Interest receivable	-
Interest payable	(117,003)
Profit before tax	<u>201,616</u>

C.G.I.S. Banbury Limited
Detailed profit and loss account
for the period from 22 November 2013 to 30 June 2014

	2014
	£
Sales	
Rent receivable	<u>324,369</u>
Cost of sales	
Property outgoings	<u>-</u>