

**Greenland (United Kingdom)
Investment Limited**

**Directors' report and financial
statements**

For the year ended 31 December 2017

Registered number: 08894451

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Greenland (United Kingdom) Investment Limited

Company Information

Director	Taotao Song (appointed 27 September 2017)
Company secretary	Michelmores Secretaries Limited
Registered number	08894451
Registered office	11th Floor City Tower 40 Basinghall Street London EC2V 5DE
Independent auditors	Ernst & Young LLP Statutory Auditor 1 More Place London SE1 2AF
Solicitors	Michelmores LLP 48 Chancery Lane London WC2A 1JF

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Directors' report

For the year ended 31 December 2017

The directors present their report and the financial statements of Greenland (United Kingdom) Investment Limited ('the Company') for the year ended 31 December 2017.

Principal activity

The principal activity of the Company is to act as a holding Company and to provide management and operational support services to its subsidiaries.

Directors

The directors who served during the year were:

Taotao Song (appointed 27 September 2017)
Wenhao Qian (resigned 27 September 2017)

Going concern

As at 31 December 2017, the Company had net current liabilities of £123,600,638 (2016 - £81,427,407) and net liabilities of £123,461,435 (2016- £81,277,765). The Company is dependant upon continued financial support from a parent company, Greenland Holding Group Overseas Investment Company Limited. Assurances have been received from Greenland Holding Group Overseas Investment Company Limited (which controls the Company's intercompany creditors) that repayment of outstanding intercompany balances will not be required until the Company is able to make such repayments, and that additional support will be available from the ultimate parent company to enable the Company to pay its liabilities as they fall due. Accordingly, the director considers it appropriate to prepare the accounts on the going concern basis.

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of 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 judgments and accounting estimates that are reasonable and prudent;
- 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 to 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.

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Directors' report (continued)

For the year ended 31 December 2017

Auditors

The auditors, Ernst & Young LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

This report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime within Part 15 of the Companies Act 2006. The Company has also taken advantage of the small companies' exemption from the requirement to prepare a strategic report.

This report was approved by the board on **27-09-2018** and signed on its behalf.

A handwritten signature in black ink, appearing to read 'Taotao Song', is written over the printed name and title.

Taotao Song
Director

Independent auditors' report to the members of Greenland (United Kingdom) Investment Limited

For the year ended 31 December 2017

Opinion

We have audited the financial statements of Greenland (United Kingdom) Investment Limited (the 'Company') for the year ended 31 December 2017, which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of changes in equity and the related notes 1 to 20, 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 Financial Reporting Standard 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 31 December 2017 and of its loss for the year 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 Auditors' 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 United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 Auditors' 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 auditors' report to the members of Greenland (United Kingdom)
Investment Limited (continued)**
For the year ended 31 December 2017

Opinion on other matters 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 year 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 the 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 in relation to which 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of directors

As explained more fully in the Directors' responsibilities statement on page 1, 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.

Auditors' 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 Auditors' 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: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' report.

**Independent auditors' report to the members of Greenland (United Kingdom)
Investment Limited (continued)**
For the year ended 31 December 2017

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 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.

Ernst & Young LLP

Daniel Saunders (Senior statutory auditor)
for and on behalf of
Ernst & Young LLP
Statutory Auditor
London

Date: 28 September 2018

Statement of comprehensive income

For the year ended 31 December 2017

	Note	2017 £	As restated 2016 £
Turnover	4	4,620,000	4,361,751
Gross profit		4,620,000	4,361,751
Administrative expenses		(4,750,711)	(4,364,787)
Impairment of intercompany loans	10	(72,975,154)	-
Operating loss		(73,105,865)	(3,036)
Interest receivable and similar income		-	14
Interest payable and expenses		(826)	-
Other finance income/(expense)	8	30,923,021	(55,106,596)
Loss before tax		(42,183,670)	(55,109,618)
Tax on loss	9	-	-
Loss for the financial year		(42,183,670)	(55,109,618)

There was no other comprehensive income for 2017 (2016:£NIL).

The notes on pages 9 to 19 form part of these financial statements.

Statement of financial position

As at 31 December 2017

	Note	2017 £	As restated 2016 £
Fixed assets			
Tangible assets	11	139,201	149,640
Investments	12	2	2
		<u>139,203</u>	<u>149,642</u>
Current assets			
Debtors: amounts falling due after more than one year	13	289,792,455	352,719,052
Debtors: amounts falling due within one year	13	317,991	240,941
Cash at bank and in hand	14	1,037,379	338,826
		<u>291,147,825</u>	<u>353,298,819</u>
Creditors: amounts falling due within one year	15	(414,748,463)	(434,726,226)
Net current liabilities		<u>(123,600,638)</u>	<u>(81,427,407)</u>
Total assets less current liabilities		<u>(123,461,435)</u>	<u>(81,277,765)</u>
Net liabilities		<u>(123,461,435)</u>	<u>(81,277,765)</u>
Capital and reserves			
Called up share capital	16	1	1
Profit and loss account		<u>(123,461,436)</u>	<u>(81,277,766)</u>
		<u>(123,461,435)</u>	<u>(81,277,765)</u>

The Company's financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 27-09-2018

Taotao Song
Director



The notes on pages 9 to 19 form part of these financial statements.

Statement of changes in equity

For the year ended 31 December 2017

	Called up share capital £	Profit and loss account £	Total equity £
At 1 January 2016 (as previously stated)	1	465,496	465,497
Prior year adjustment (note 17)	-	(26,633,644)	(26,633,644)
At 1 January 2016 (restated)	1	(26,168,148)	(26,168,147)
Loss for the year (restated, note 17)	-	(55,109,618)	(55,109,618)
At 31 December 2016 and 1 January 2017	1	(81,277,766)	(81,277,765)
Loss for the year	-	(42,183,670)	(42,183,670)
At 31 December 2017	1	(123,461,436)	(123,461,435)

The notes on pages 9 to 19 form part of these financial statements.

Notes to the financial statements

For the year ended 31 December 2017

1. General information

The Company is a private company limited by shares and incorporated in England and Wales. The registered office is 11th Floor City Tower, 40 Basinghall Street, London, EC2V 5DE.

The principal activity of the Company is a holding company and providing the finance and administration services to its subsidiaries.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Financial reporting standard 101 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
 - paragraph 79(a)(iv) of IAS 1;
 - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- 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

2.3 Going concern

As at 31 December 2017, the Company had net current liabilities of £123,600,638 (2016 - £81,427,407) and net liabilities of £123,461,435 (2016- £81,277,765). The Company is dependant upon continued financial support from a parent company, Greenland Holding Group Overseas Investment Company Limited. Assurances have been received from Greenland Holding Group Overseas Investment Company Limited (which controls the Company's intercompany creditors) that repayment of outstanding intercompany balances will not be required until the Company is able to make such repayments, and that additional support will be available from the ultimate parent company to enable the Company to pay its liabilities as they fall due. Accordingly, the director considers it appropriate to prepare the accounts on the going concern basis.

2.4 Exemption from preparing consolidated financial statements

The company is a parent company that is also a subsidiary included in the consolidated financial statements of its immediate parent undertaking established under the law of a non-EEA state and is therefore exempt from the requirement to prepare consolidated financial statements under section 401 of the Companies Act 2006.

Notes to the financial statements

For the year ended 31 December 2017

2. Accounting policies (continued)

2.5 Revenue

Revenue consists of management charges and interest receivable on loans in relation to the administration and management of subsidiary undertakings. Turnover is exclusive of value added tax.

2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	-	20% per annum with 5% residual value
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

2.7 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.8 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.9 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.10 Financial instruments

The Company recognises financial instruments when it becomes a party to the contractual arrangements of the instrument. Financial instruments are de-recognised when they are discharged or when the contractual terms expire. The Company's accounting policies in respect of financial instruments transactions are explained below:

Financial assets

The Company classifies all of its financial assets as loans and receivables.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of contractual monetary asset. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Notes to the financial statements

For the year ended 31 December 2017

2. Accounting policies (continued)

2.10 Financial instruments (continued)

Impairment provisions are recognised when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the Company will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade receivables, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognised within administrative expenses in the Statement of comprehensive income. On confirmation that the trade receivable will not be collected, the gross carrying value of the asset is written off against the associated provision.

Financial liabilities

The Company classifies all of its financial liabilities as liabilities at amortised cost.

At amortised cost

Financial liabilities at amortised cost including bank borrowings are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried into the Statement of financial position.

2.11 Creditors

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.12 Foreign currency translation

Functional and presentation currency

The Company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of comprehensive income except when deferred in other comprehensive income as qualifying cash flow hedges.

2.13 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Notes to the financial statements

For the year ended 31 December 2017

2. Accounting policies (continued)

2.14 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to the Statement of comprehensive income on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

2.15 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

2.16 Taxation

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.17 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to their size or incidence.

Notes to the financial statements

For the year ended 31 December 2017

3. Judgments in applying accounting policies and key sources of estimation uncertainty

The Company makes certain estimates and assumptions regarding the future. Estimates and judgements are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Useful lives of property, plant and equipment

Depreciation is provided so as to write down the assets to their residual values over their estimated useful lives as set out in the Company's accounting policy. The selection of these estimated lives requires the exercise of management judgement. Useful lives are regularly reviewed and should management's assessment of useful lives shorten then depreciation charges in the financial statements would increase and carrying amounts of property, plant and equipment would reduce accordingly. The carrying amount of property, plant and equipment by each class is included in note 11.

Legal proceedings

The Company reviews outstanding legal cases following developments in the legal proceeding and at each reporting date, in order to assess the need for provisions and disclosures in its financial statements. Among the factors considered in making decisions on provisions are the nature of the litigation, claim or assessment, the legal process and potential level of damages in the jurisdiction in which the litigation, claim or assessment has been brought, the progress of the case (including the progress after the date of the financial statements but before those statements are issued), the opinions or views of legal advisors, experience on similar cases and any decision of the Company's management as to how it will respond to the litigation, claim or assessment.

Deferred tax assets

The Company currently has significant unrecognised deferred tax assets, as disclosed in note 9. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits, together with future tax planning strategies.

Recoverability of group balances

The Company currently has significant balances outstanding from subsidiary companies. The directors review the outstanding balances and use their judgement to determine any required impairment based on their estimates of the total amounts recoverable.

4. Turnover

An analysis of turnover by class of business is as follows:

	2017 £	2016 £
Management services income	4,620,000	4,361,751

Analysis of turnover by country of destination:

	2017 £	2016 £
United Kingdom	4,620,000	4,361,751

5. Auditor remuneration

Fees for the audit of the Company during the year were £15,000 (2016 - £15,000).

Notes to the financial statements

For the year ended 31 December 2017

6. Employees

Staff costs (including Company directors) comprise:

	2017 £	2016 £
Wages and salaries	3,260,879	2,590,959
Social security costs	150,941	178,786
Pension contributions	144,736	62,257
	<u>3,556,556</u>	<u>2,832,002</u>

The average number of employees (including directors) during the year was 36 (2016 - 41).

7. Directors' remuneration

	2017 £	2016 £
Directors' salary	353,420	316,524
	<u>353,420</u>	<u>316,524</u>

8. Other finance income

	2017 £	2016 £
Foreign exchange gain/(loss) on borrowings	30,923,021	(55,106,596)
	<u>30,923,021</u>	<u>(55,106,596)</u>

Notes to the financial statements

For the year ended 31 December 2017

9. Taxation

	2017 £	2016 £
Taxation on profit on ordinary activities	-	-

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2016 - higher than) the standard rate of corporation tax in the UK of 19.25% (2016 - 20%). The differences are explained below:

	2017 £	2016 £
Loss on ordinary activities before tax	(42,183,670)	(55,109,618)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.25% (2016 - 20%)	(8,120,356)	(11,021,924)
Effects of:		
Expenses not deductible for tax purposes	14,047,717	9,156
Capital allowances for year in excess of depreciation	1,703	8,630
Utilisation of tax losses	(3,152,386)	-
Unrelieved tax losses carried forward	225,050	11,004,138
Group relief	(3,001,728)	-
Total tax charge for the year	-	-

Factors that may affect future tax charges

During the accounting period, the UK corporation tax rate decreased from 20% to 19%. The UK government has introduced legislation to reduce the corporation tax rate to 17% from 1 April 2020.

The Company has a potential deferred tax asset of £6,768,337 (2016 - £8,957,547) due to trading losses. No deferred tax asset has been recognised due to the uncertainty of future taxable profits.

10. Exceptional items

	2017 £	2016 £
Impairment of amounts owed by group undertakings	72,975,154	-
	72,975,154	-

Notes to the financial statements

For the year ended 31 December 2017

11. Tangible fixed assets

	Fixtures and fittings £
Cost or valuation	
At 1 January 2017	241,274
Additions	37,505
At 31 December 2017	<u>278,779</u>
Depreciation	
At 1 January 2017	91,634
Charge for the year on owned assets	47,944
At 31 December 2017	<u>139,578</u>
Net book value	
At 31 December 2017	<u>139,201</u>
At 31 December 2016	<u>149,640</u>

12. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 January 2017	2
At 31 December 2017	<u>2</u>
Net book value	
At 31 December 2017	<u>2</u>
At 31 December 2016	<u>2</u>

Notes to the financial statements

For the year ended 31 December 2017

12. Fixed asset investments (continued)

Subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Country of incorporation	Class of shares	Holding	Principal activity
Greenland RAM (London) Limited	UK	Ordinary	100 %	Property development
Greenland Hertsmere (London) Limited	UK	Ordinary	100 %	Property development
Greenland RAM Residential Asset Management (London) Limited	UK	Ordinary	100 %	Dormant
Greenland Hertsmere Residential Asset Management (London) Limited	UK	Ordinary	100 %	Dormant

All subsidiaries have the same registered office as the Company.

13. Debtors

	2017 £	2016 £
Due after more than one year		
Amounts owed by group undertakings	289,792,455	352,719,052
	<u>289,792,455</u>	<u>352,719,052</u>
Due within one year		
Other debtors	203,620	224,647
Prepayments and accrued income	114,371	16,294
	<u>317,991</u>	<u>240,941</u>

The Company does not expect to collect amounts owed by group undertakings for at least one year. During the current year, the Company recognised an impairment on these amounts of £72,975,154 (2016 - Nil).

14. Cash and cash equivalents

	2017 £	2016 £
Cash at bank and in hand	1,037,379	338,826
	<u>1,037,379</u>	<u>338,826</u>

Notes to the financial statements

For the year ended 31 December 2017

15. Creditors: Amounts falling due within one year

	2017 £	As restated 2016 £
Trade creditors	78,433	192,065
Amounts owed to group undertakings	413,983,598	434,005,332
Other taxation and social security	92,409	108,364
Other creditors	527,680	420,465
Accruals and deferred income	66,343	-
	<u>414,748,463</u>	<u>434,726,226</u>

The amounts owed to group undertakings have no set repayment terms, and interest is charged at 0% to 6% per annum. The amounts are owed to Greenland Holding Group Overseas Investment Limited, Greenland Hong Kong Investment Group Limited, Greenland England Investment Limited and Vite Wright International Limited.

16. Share capital

	2017 £	2016 £
Allotted, called up and fully paid		
1 Ordinary share of £1	<u>1</u>	<u>1</u>

17. Prior year adjustment

Certain amounts owed to group undertakings are denominated in currencies other than GBP and had not been correctly retranslated at period end dates using the spot rate at those dates. As part of the restatement, the following balances have changed:

At 1 January 2016, the profit and loss account brought forward decreased by £26,633,644. At 31 December 2016, the amounts due to group companies was increased by £81,740,240. An expense for foreign exchange differences in the 2016 financial year of £55,106,596 was also recognised in relation to this adjustment.

18. Commitments under operating leases

At 31 December 2017 the Company had future minimum lease payments under non-cancellable operating leases as follows:

	2017 £	2016 £
Not later than 1 year	259,212	259,212
Later than 1 year and not later than 5 years	201,742	460,954
	<u>460,954</u>	<u>720,166</u>

19. Related party transactions

The Company is a wholly owned subsidiary of Greenland Holding Group Overseas Investment Company Limited and has taken advantage of the exemption conferred by Financial Reporting Standard 101 'Reduced Disclosure Framework' not to disclose transactions with Greenland Holding Group Overseas Investment Company Limited or other wholly owned subsidiaries within the group.

Notes to the financial statements

For the year ended 31 December 2017

20. Controlling party

The immediate parent company is Greenland England Investment Limited, a company incorporated and registered in Hong Kong. At 31 December 2017, the Company's ultimate parent company was Greenland Holding Group Overseas Investment Company Limited, incorporated and registered in China.

The largest and smallest group of undertakings for which group accounts are drawn up and of which the Company is consolidated into is the group headed by Greenland Holding Group Overseas Investment Company Limited.

Copies of the group financial statements of Greenland Holding Group Overseas Investment Company Limited are available on request from the company's registered office, Room 2099, Buildings No.2, No.1800, Pan Yuan Road, Chong Ming District, Shanghai, China.

The Company is controlled by Greenland Holding Group Overseas Investment Company Limited.