

MATRA HOLDINGS (UK) LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

KLSA
Chartered Accountants

PKF
Member firm of PKF International Ltd

COMPANIES HOUSE

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COMPANIES HOUSE

MATRA HOLDINGS (UK) LIMITED

COMPANY INFORMATION

Directors	Philip Burgin Howard Cameron Martin Cudlipp Timothy Knight Philip Hendy	(Appointed 15 August 2016) (Appointed 14 September 2016)
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Secretary	JTC (Jersey) Limited
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Company number	08909047
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Registered office	7th Floor 9 Berkeley Street London W1J 8DW
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Auditors	KLSA LLP 28-30 St. John's Square London EC1M 4DN
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Bankers	The Royal Bank of Scotland International P.O Box 64, 71 Bath Street St Helier Jersey JE4 8PJ
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MATRA HOLDINGS (UK) LIMITED

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MATRA HOLDINGS (UK) LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 31 MARCH 2016

The directors present the strategic report and financial statements for the year ended 31 March 2016.

Fair review of the business

The results for the period under review and the financial position at the period end were considered satisfactory by the directors.

As shown in the group's profit and loss account set out on page 6, the group made a loss of £220k (2015: £46k).

The group's balance sheet on page 7 shows that the net assets currently show a balance of (£266k) (2015: (£46k)).

The development strategy of the group is to identify buyers to sell the properties at a profitable price.

Principal risks and uncertainties

The principal risks and uncertainties facing the group include operating in a competitive real estate market.

Risks are reviewed by the Board and appropriate strategies have been put in place to mitigate and monitor them.

Financial risk management

The group is not exposed to material levels of credit, liquidity and interest rate risks. The Board monitors the net debt, banking facilities, cashflows on a regular basis and that adequate working capital facilities are in place.

Financial instruments

The financial instruments utilised by the group are primarily inter-company borrowings.

The group's policy is not to trade in financial instruments.

Key performance indicators

The key financial indicators for the performance of the group are sales, stock and a strong balance sheet.

On behalf of the board



Howard Cameron

Director

5 December 2016

MATRA HOLDINGS (UK) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2016

The directors present their annual report and financial statements for the year ended 31 March 2016.

Principal activities

The principal activity of the company is that of a holding company and that of its subsidiaries relates to development of building projects.

Directors

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

Philip Burgin

Howard Cameron

Martin Cudlipp

Timothy Knight

Philip Hendy

(Appointed 15 August 2016)

(Appointed 14 September 2016)

Results and dividends

The results for the year are set out on page 6.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Auditors

The auditors, KLSA LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities

The directors are responsible for preparing the Annual 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 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 group and company, and of the profit or loss of the group 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 accounting 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 group and company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

MATRA HOLDINGS (UK) LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

Statement of disclosure to auditors

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

On behalf of the board



Howard Cameron

Director

5 December 2016

MATRA HOLDINGS (UK) LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF MATRA HOLDINGS (UK) LIMITED

We have audited the financial statements of Matra Holdings (UK) Limited for the year ended 31 March 2016 which comprise the Group Profit and Loss Account, the Group and Parent Company Balance Sheets, the Group Cash Flow Statement, the the Group and Parent Company Statements of Changes in Equity set out on pages 6-21. 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 102 "The Financial Reporting Standard in the UK and Republic of Ireland".

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.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on pages 2-3, 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

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent company's affairs as at 31 March 2016 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.

Opinion on other matter prescribed by the Companies Act 2006

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

MATRA HOLDINGS (UK) LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF MATRA HOLDINGS (UK) LIMITED

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 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.

Mr Ketan Shah (Senior Statutory Auditor)

for and on behalf of KLSA LLP

Chartered Accountants

Statutory Auditor

28-30 St. John's Square

London

EC1M 4DN

5 December 2016

MATRA HOLDINGS (UK) LIMITED

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2016

		2016	2015
	Notes	£	as restated £
Turnover	3	388,895	20,881,602
Cost of sales		(371,476)	(22,667,884)
Gross profit/(loss)		17,419	(1,786,282)
Administrative expenses		(857,877)	(365,477)
Other operating income		603,355	2,105,596
Operating loss	4	(237,103)	(46,163)
Interest receivable and similar income	7	17,141	270
Loss before taxation		(219,962)	(45,893)
Taxation	8	-	-
Loss for the financial year		(219,962)	(45,893)

The profit and loss account has been prepared on the basis that all operations are continuing operations.

MATRA HOLDINGS (UK) LIMITED

GROUP BALANCE SHEET

AS AT 31 MARCH 2016

		2016		2015 as restated	
	Notes	£	£	£	£
Current assets					
Stocks	10	41,698,941		39,980,371	
Debtors	11	226,203		14,517,761	
Cash at bank and in hand		28,248		1,782,324	
		<u>41,953,392</u>		<u>56,280,456</u>	
Creditors: falling due within one year	12	<u>(42,219,147)</u>		<u>(56,326,249)</u>	
Net current liabilities			<u>(265,755)</u>		<u>(45,793)</u>
Capital and reserves					
Called up share capital	13		100		100
Profit and loss reserves			<u>(265,855)</u>		<u>(45,893)</u>
Equity attributable to owners of the parent company			<u>(265,755)</u>		<u>(45,793)</u>

The financial statements were approved by the board of directors and authorised for issue on 5 December 2016 and are signed on its behalf by:



Howard Cameron
Director

MATRA HOLDINGS (UK) LIMITED

COMPANY BALANCE SHEET

AS AT 31 MARCH 2016

		2016	2015
	Notes	£	as restated £
Fixed assets			
Investments		400	400
Current assets			
Debtors	11	7,681,838	5,760,409
Cash at bank and in hand		-	50
		<u>7,681,838</u>	<u>5,760,459</u>
Creditors: falling due within one year	12	<u>(7,718,804)</u>	<u>(5,786,774)</u>
Net current liabilities		(36,966)	(26,315)
Total assets less current liabilities		<u>(36,566)</u>	<u>(25,915)</u>
Capital and reserves			
Called up share capital	13	100	100
Profit and loss reserves		(36,666)	(26,015)
Total equity		<u>(36,566)</u>	<u>(25,915)</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 5 December 2016 and are signed on its behalf by:



Howard Cameron
Director

Company Registration No. 08909047

MATRA HOLDINGS (UK) LIMITED

GROUP STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2016

	Notes	Share capital £	Profit and loss reserves £	Total £	Total £
As restated for the period ended 31 March 2015:					
Balance at 24 February 2014		-	-	-	-
Period ended 31 March 2015:					
Loss and total comprehensive income for the year		-	(45,893)	(45,893)	(45,893)
Issue of share capital	13	100	-	100	100
Balance at 31 March 2015		100	(45,893)	(45,793)	(45,793)
Period ended 31 March 2016:					
Loss and total comprehensive income for the year		-	(219,962)	(219,962)	(219,962)
Balance at 31 March 2016		100	(265,855)	(265,755)	(265,755)

MATRA HOLDINGS (UK) LIMITED

COMPANY STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2016

	Notes	Share capital £	Profit and loss reserves £	Total £
As restated for the period ended 31 March 2015:				
Balance at 24 February 2014		-	-	-
Period ended 31 March 2015:				
Loss and total comprehensive income for the year		-	(26,015)	(26,015)
Issue of share capital	13	100	-	100
Balance at 31 March 2015		100	(26,015)	(25,915)
Period ended 31 March 2016:				
Loss and total comprehensive income for the year		-	(10,651)	(10,651)
Balance at 31 March 2016		100	(36,666)	(36,566)

MATRA HOLDINGS (UK) LIMITED

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2016

	Notes	2016 £	£	2015 £	£
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	18		(1,771,217)		1,781,954
Investing activities					
Interest received		1,309		270	
Dividends received		15,832		-	
Net cash generated from investing activities			17,141		270
Financing activities					
Proceeds from issue of shares		-		100	
Net cash (used in)/generated from financing activities			-		100
Net (decrease)/increase in cash and cash equivalents			(1,754,076)		1,782,324
Cash and cash equivalents at beginning of year			1,782,324		-
Cash and cash equivalents at end of year			28,248		1,782,324

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

Company information

Matra Holdings (UK) Limited ("the Company") is a limited company domiciled and incorporated in England and Wales. The registered office is 7th Floor, 9 Berkeley Street, London W1J 8DW.

The Group consists of Matra Holdings (UK) Limited and all of its subsidiaries.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared on the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These group and company financial statements for the year ended 31 March 2016 are the first financial statements of Matra Holdings (UK) Limited and the group prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The financial statements for the preceding period were prepared in accordance with previous UK GAAP. The date of transition to FRS 102 was 24 February 2014. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

As permitted by s408 Companies Act 2006, the Company has not presented its own profit and loss account and related notes. The Company's loss for the year was £10,651 (2015 - £26,015 loss).

1.2 Prior period error

In the previous year, the turnover of Tregunter Road (UK) Limited was based on degree of completion thereby recognising a profit element. In the current year, this has now been reversed resulting in a prior year adjustment. The work in progress has now been accounted for on the lower of cost and estimated selling price less costs to complete. This is detailed under Note 10 of the financial statements.

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

(Continued)

1.3 Basis of consolidation

The consolidated financial statements incorporate those of Matra Holdings (UK) Limited and all of its subsidiaries (i.e. entities that the Group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Subsidiaries acquired during the year are consolidated using the purchase method. Their results are incorporated from the date that control passes. All financial statements are made up to 31 March 2016.

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

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the Group.

The cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill.

The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date.

Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date.

1.4 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.5 Turnover

Profit is recognised on long-term contracts, if the final outcome can be assessed with reasonable certainty, by including in the profit and loss account turnover and related costs as contract activity progresses. Turnover is calculated as that proportion of total contract value which costs to date bear to total expected costs for that contract.

1.6 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

(Continued)

1.8 Financial instruments

The group has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the group's statement of financial position when the group becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the group transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

(Continued)

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Derecognition of financial liabilities

Financial liabilities are derecognised when the group's contractual obligations expire or are discharged or cancelled.

1.9 Equity instruments

Equity instruments issued by the group are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the group.

2 Judgements and key sources of estimation uncertainty

In the application of the group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Turnover and other revenue

An analysis of the group's turnover is as follows:

	2016 £	2015 £
Turnover	388,895	20,881,602

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

3 Turnover and other revenue (Continued)

Other significant revenue

Interest income	1,309	270
Dividends received	15,832	-

Turnover analysed by geographical market

	2016 £	2015 £
UK	388,895	20,881,602

4 Operating profit

	2016 £	2015 £
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Operating profit for the year is stated after charging/(crediting):

Cost of stocks recognised as an expense	371,476	22,667,884
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5 Auditors' remuneration

	2016 £	2015 £
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Fees payable to the company's auditor and its associates:

For audit services

Audit of the financial statements of the group and company	4,160	5,000
Audit of the company's subsidiaries	12,810	12,500
	16,970	17,500

6 Employees

There were no employees during the period apart from the directors.

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

7 Interest receivable and similar income

	2016 £	2015 £
Interest income		
Interest on bank deposits	1,309	270
Income from fixed asset investments		
Dividends received	15,832	-
Total income	<u>17,141</u>	<u>270</u>

Lowndes Square (UK) Limited held 1 share in 44-49 Lowndes Square Management Company Ltd and during the year received dividends:

Investment income includes the following:

Interest on financial assets not measured at fair value through profit or loss	<u>1,309</u>	<u>270</u>
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8 Taxation

The charge for the year can be reconciled to the loss per the profit and loss account as follows:

	2016 £	2015 £
(Loss) before taxation	<u>(219,962)</u>	<u>(45,893)</u>
Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 20.00%)	(43,992)	(9,179)
Tax effect of expenses that are not deductible in determining taxable profit	384	1,600
Tax effect of income not taxable in determining taxable profit	-	241,119
Tax effect of utilisation of tax losses not previously recognised	(2,598)	-
Unutilised tax losses carried forward	46,206	(46,127)
Group relief	-	(7,414)
	-	(180,000)
Tax expense for the year	<u>-</u>	<u>-</u>

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

9 Financial instruments

	Group 2016 £	2015 £	Company 2016 £	2015 £
Carrying amount of financial assets				
Debt instruments measured at amortised cost	124,467	14,414,698	7,680,076	5,760,409
Equity instruments measured at cost less impairment	-	-	400	400
Carrying amount of financial liabilities				
Measured at amortised cost	42,142,381	55,614,603	7,714,238	5,781,274

10 Stocks

	Group 2016 £	2015 £	Company 2016 £	2015 £
Work in progress	41,698,941	39,980,371	-	-

11 Debtors

	Group 2016 £	2015 £	Company 2016 £	2015 £
Amounts falling due within one year:				
Trade debtors	124,468	14,411,105	-	-
Amounts due from subsidiary undertakings	-	-	7,680,076	5,760,409
Other debtors	87,420	95,833	-	-
Prepayments and accrued income	14,315	10,823	1,762	-
	226,203	14,517,761	7,681,838	5,760,409

Amounts due from group undertakings are unsecured, interest-free and repayable on demand.

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

12 Creditors: falling due within one year

	Group 2016 £	2015 £	Company 2016 £	2015 £
Trade creditors	392,731	422,709	-	-
Amount due to parent undertaking	7,640,086	5,781,273	7,640,086	5,781,274
Amounts due to subsidiary undertakings	-	-	70,805	-
Amounts due to fellow group undertakings	34,106,217	49,080,621	-	-
Other creditors	3,347	330,000	3,347	-
Accruals and deferred income	76,766	711,646	4,566	5,500
	<u>42,219,147</u>	<u>56,326,249</u>	<u>7,718,804</u>	<u>5,786,774</u>

Amounts due to group companies are unsecured, interest-free and repayable on demand.

13 Share capital

	Group and company	
	2016 £	2015 £
Ordinary share capital Issued and fully paid 100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

14 Related party transactions

At the balance sheet date, the amount payable to Matra Limited, the immediate parent company, amounted to £7,640,086 (2015: £5,781,274).

Tregunter Road (UK) Limited

During the previous period, the company acquired property amounting to £34,000,000 from Tregunter Road Limited, a company incorporated in Jersey. The companies are related by way of common directors. At the balance sheet date, the loan payable to Tregunter Road Limited amounted to £34,000,000 (2015: £34,000,000). The loan is interest-free and unsecured.

Lowndes Square (UK) Limited

During the previous period, the company acquired property amounting to £14,300,000 from 47 Lowndes Square Limited, a company incorporated in Jersey. The companies are related by way of common directors. The company had also taken a loan from 47 Lowndes Square Limited out of which £13,094,404 was outstanding as at the end of the previous year. During the current year, entire loan balance due was repaid.

Linksway (UK) Limited

During the previous period, the company acquired property amounting to £6,500,000 from Linksway Limited, a company incorporated in Jersey. The companies are related by way of common directors. The company had also received a loan from Linksway Limited out of which £1,280,000 was outstanding as at the end of the previous year. During the current year, entire loan balance due was repaid.

George Inn (UK) Limited

During the previous period, the company acquired property amounting to £700,000 from George Inn Limited, a company incorporated in Jersey. The companies are related by way of common directors. At the balance sheet date, the loan payable to George Inn Limited amounted to £106,217 (2015: £706,217). The loan is interest-free and unsecured.

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

15 Events after the reporting date

Subsequent to the year end, the company Tregunter Road (UK) Limited has been sold on 26 October 2016.

16 Controlling party

The immediate parent company is Matra Limited, a company registered in Jersey. The ultimate controlling party is Nayef Marar.

17 Subsidiaries

Details of the company's subsidiaries at 31 March 2016 are as follows:

Name of undertaking and country of incorporation or residency	Nature of business	Class of shareholding	% Held	
			Direct	Indirect
Tregunter Road (UK) Limited	England and Wales Development of building projects	Ordinary	100.00	
Lowndes Square (UK) Limited	England and Wales Development of building projects	Ordinary	100.00	
Linksway (UK) Limited	England and Wales Development of building projects	Ordinary	100.00	
George Inn (UK) Limited	England and Wales Development of building projects	Ordinary	100.00	

18 Cash generated from operations

	2016 £	2015 £
Loss for the year after tax	(219,962)	(45,893)
Adjustments for: Investment income	(17,141)	(270)
Movements in working capital:		
(Increase) in stocks	(1,718,570)	(39,980,371)
Decrease/(increase) in debtors	14,291,415	(14,515,764)
(Decrease)/increase in creditors	(14,106,959)	56,324,252
Cash (absorbed by)/generated from operations	(1,771,217)	1,781,954

19 Prior period adjustment

In the previous year, the turnover for Tregunter Road (UK) Limited was based on degree of completion, thereby recognising a profit element. In the current year, this has now been reversed resulting in a prior year adjustment. The work in progress has now been accounted for on the lower of cost and estimated selling price less costs to complete.

The impact on the financial statements of Tregunter Road (UK) Limited is to reduce opening shareholder funds from previously stated £989,597 to a shareholder deficit as at 31 March 2015 of £112,600. The impact on the consolidated financial statements is to reduce opening shareholders funds from £1,056,404 to a shareholder deficit as at 31 March 2015 of £45,793.

MATRA HOLDINGS (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2016

19 Prior period adjustment

(Continued)

Changes to the balance sheet - group

	At 31 March 2015		
	As previously reported	Adjustment	As restated
	£	£	£
Current assets			
Stocks	758,373	39,221,998	39,980,371
Debtors due within one year	54,839,959	(40,324,195)	14,515,764
	<u>1,056,404</u>	<u>(1,102,197)</u>	<u>(45,793)</u>
Net assets			
	<u>1,056,404</u>	<u>(1,102,197)</u>	<u>(45,793)</u>
Capital and reserves			
Profit and loss	1,056,304	(1,102,197)	(45,893)
	<u>1,056,304</u>	<u>(1,102,197)</u>	<u>(45,893)</u>

Changes to the profit and loss account - group

	Period ended 31 March 2015		
	As previously reported	Adjustment	As restated
	£	£	£
Turnover	61,205,797	(40,324,195)	20,881,602
Cost of sales	(61,889,882)	39,221,998	(22,667,884)
	<u>1,056,304</u>	<u>(1,102,197)</u>	<u>(45,893)</u>
Profit/(loss) for the financial period	<u>1,056,304</u>	<u>(1,102,197)</u>	<u>(45,893)</u>