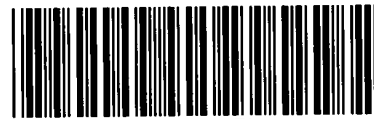


Company Registration No. 09030892 (England and Wales)

KNIGHTSBRIDGE CENTRAL (12) LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2017
PAGES FOR FILING WITH REGISTRAR

MONDAY



L6YN284Z

LD2

29/01/2018

#63

COMPANIES HOUSE

KNIGHTSBRIDGE CENTRAL (12) LIMITED

COMPANY INFORMATION

Directors	D R Ferguson J T Kevill A J W Lax B H Pull FCMA FStratPS GGMA
Secretary	B H Pull FCMA FStratPS GGMA
Company number	09030892
Registered office	Routeco Office Park Davy Avenue Knowlhill Milton Keynes MK5 8HJ
Auditor	Mercer & Hole Silbury Court 420 Silbury Boulevard Central Milton Keynes Buckinghamshire MK9 2AF
Bankers	Barclays Bank Plc 1 Churchill Place London E14 5HP
Solicitors	Freeths LLP Routeco Office Park Davy Avenue Knowlhill Milton Keynes MK5 8HJ

KNIGHTSBRIDGE CENTRAL (12) LIMITED

CONTENTS

	Page
Balance sheet	1
Notes to the financial statements	2 - 5

KNIGHTSBRIDGE CENTRAL (12) LIMITED

BALANCE SHEET

AS AT 30 APRIL 2017

	Notes	2017 £	£	2016 £	£
Current assets					
Stocks	3	4,436,568		4,539,696	
Debtors	4	48,652		45,703	
Cash at bank and in hand		580,284		155,370	
		<u>5,065,504</u>		<u>4,740,769</u>	
Creditors: amounts falling due within one year	5	<u>(4,392,770)</u>		<u>(4,333,197)</u>	
Net current assets			672,734		407,572
Net assets			<u>672,734</u>		<u>407,572</u>
Capital and reserves					
Called up share capital	6		100		100
Profit and loss reserves			672,634		407,472
Total equity			<u>672,734</u>		<u>407,572</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered 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 23 January 2018 and are signed on its behalf by:



J T Kevill
Director



B H Pull FCMA FStratPS GGMA
Director

Company Registration No. 09030892

KNIGHTSBRIDGE CENTRAL (12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2017

1 Accounting policies

Company information

Knightsbridge Central (12) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Routeco Office Park, Davy Avenue, Knowlhill, Milton Keynes, MK5 8HJ.

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 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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 under the historical cost convention. The principal accounting policies adopted are set out below.

These financial statements for the year ended 30 April 2017 are the first financial statements of Knightsbridge Central (12) Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 May 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Stocks

Stocks of properties are valued at the lower of cost and net realisable value. Cost includes all costs incurred in acquiring the properties.

1.3 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and 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.

1.4 Financial instruments

The company 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 company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with 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 debtors 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. Financial assets classified as receivable within one year are not amortised.

KNIGHTSBRIDGE CENTRAL (12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

1 Accounting policies

(Continued)

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.

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 company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors and loans from fellow group companies, 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts 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 creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.5 Equity instruments

Equity instruments issued by the company 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 company.

1.6 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

KNIGHTSBRIDGE CENTRAL (12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.7 Other operating income

The properties were purchased and are being held and managed specifically for trading purposes. Until the appropriate point of sale, the properties are being rented to offset the holding costs of the properties.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 4 (2016 - 4).

3 Stocks

	2017 £	2016 £
Properties held for resale	4,436,568	4,539,696

4 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Trade debtors	48,652	43,691
Other debtors	-	2,012
	48,652	45,703

KNIGHTSBRIDGE CENTRAL (12) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

5 Creditors: amounts falling due within one year

	2017 £	2016 £
Trade creditors	-	2,820
Amounts due to group undertakings	4,248,657	4,178,830
Corporation tax	65,964	73,345
Other taxation and social security	22,859	21,012
Other creditors	55,290	57,190
	<u>4,392,770</u>	<u>4,333,197</u>

6 Called up share capital

	2017 £	2016 £
Ordinary share capital Issued and fully paid		
100 Ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>

7 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Andrew Lawes MA MSc FCA.

The auditor was Mercer & Hole.

8 Related party transactions

The company has taken advantage of the exemptions within FRS 102 from disclosing related party transactions between the companies and entities within the Lancer Property Holdings Limited group, 100% of whose voting rights are controlled within the group.

9 Parent company

The company's parent undertaking is Knightsbridge Central (9) Limited. The company's ultimate parent undertaking is Lancer Property Holdings Limited, a company incorporated in England & Wales. In the opinion of the directors, there is no ultimate controlling party as at 30 April 2017.

The largest and smallest group of undertakings for which consolidated financial statements are prepared is that headed by Lancer Property Holdings Limited. These are publicly available from: Companies House, Crown Way, Cardiff, CF14 3UZ.