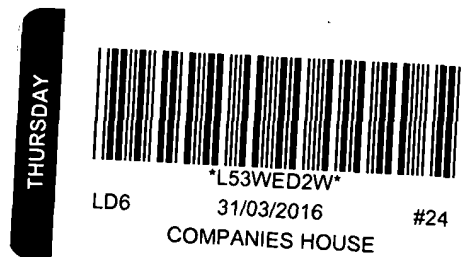


Registered number  
09174143

**C.G.I.S. Goswell Road Limited**  
**Directors Report and Financial Statements**  
**30 June 2015**



**C.G.I.S. Goswell Road Limited**  
**Report and Financial Statements**  
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**C.G.I.S. Goswell Road Limited**

**Registered number: 09174143**

**Directors' Report**

The directors present their report and financial statements for the period ended 30 June 2015.

**Principal activities**

The company was incorporated on 13th August 2014 and its principal activity during the period was property investment.

**Results and dividends**

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

The directors do not recommend 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.

**Small company provisions**

In preparing this report, the directors have taken advantage of the small companies exemption provided by section 415A of the Companies Act 2006.

**Auditors**

The auditors, Haysmacintyre, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 29 March 2016 and signed on its behalf.

A handwritten signature in black ink, appearing to be 'S R Collins', with a large, stylized flourish at the end.

S R Collins  
Director

Registered Office:  
10 Upper Berkeley Street  
London  
W1H 7PE

## **C.G.I.S. Goswell Road 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;
- prepare the accounts 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. Goswell Road Limited**  
**Independent auditors' report**  
**to the members of C.G.I.S. Goswell Road Limited**

We have audited the financial statements of C.G.I.S. Goswell Road Limited for the period ended 30 June 2015 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 (APB'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](http://www.frc.org.uk/auditscopeukprivate).

**Opinion on the accounts**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2015 and of its loss for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

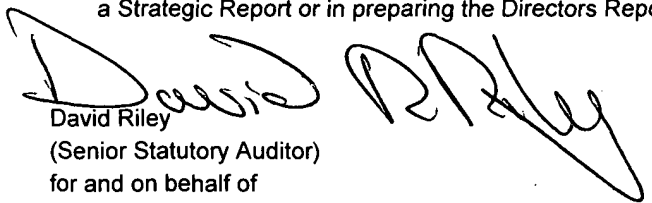
**Opinion on other matters prescribed by the Companies Act 2006**

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; or
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Directors Report.

  
David Riley  
(Senior Statutory Auditor)  
for and on behalf of  
haysmacintyre, Statutory Auditor  
29 March 2016.

26 Red Lion Square  
London  
WC1R 4AG

**C.G.I.S. Goswell Road Limited**  
**Profit and Loss Account**  
**for the period from 13 August 2014 to 30 June 2015**

	Notes	2015 £
<b>Turnover</b>	2	100,228
Cost of sales		(15,891)
<b>Gross profit</b>		<u>84,337</u>
Administrative expenses		-
<b>Operating profit</b>		<u>84,337</u>
Interest receivable		2
Interest payable	5	(86,595)
<b>Loss on ordinary activities before taxation</b>		<u>(2,256)</u>
Tax on loss on ordinary activities	6	-
<b>Loss for the period</b>		<u>(2,256)</u>

**Continuing operations**

All results relate to continuing operations.

**C.G.I.S. Goswell Road Limited**  
**Statement of total recognised gains and losses**  
**for the period from 13 August 2014 to 30 June 2015**

	<b>Notes</b>	<b>2015 £</b>
Loss for the period		(2,256)
Unrealised surplus on revaluation of properties	7	1,137,371
Total recognised gains and losses related to the period		<u>1,135,115</u>

**C.G.I.S. Goswell Road Limited**  
**Balance Sheet**  
**as at 30 June 2015**

Company No: 09174143

	Notes	2015 £
<b>Fixed assets</b>		
Tangible assets	7	4,640,000
<b>Current assets</b>		
Debtors	8	101,623
<b>Creditors: amounts falling due within one year</b>	9	(3,606,507)
<b>Net current liabilities</b>		<u>(3,504,884)</u>
<b>Total assets less current liabilities</b>		<u>1,135,116</u>
<b>Net assets</b>		<u>1,135,116</u>
<b>Capital and reserves</b>		
Called up share capital	10	1
Revaluation reserve	11	1,137,371
Profit and loss account	12	(2,256)
<b>Shareholders' funds</b>		<u>1,135,116</u>

  
M N Steinberg  
Director

Approved by the board on 29 March 2016

  
S R Collins  
Director

**C.G.I.S. Goswell Road Limited**  
**Notes to the Financial Statements**  
**for the period from 13 August 2014 to 30 June 2015**

**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 except as noted below.

***Accounting Convention***

The financial statements have been prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and Applicable Law).

***Properties***

Investment properties are included in the balance sheet at their market value at 30 June 2015, which is based upon valuations provided by DTZ Debenham Tie Leung Limited. Temporary surpluses or deficits arising on valuation are transferred to a revaluation reserve. Permanent impairment in the value of properties to below their carrying values is charged directly to the profit and loss account.

Additions to investment properties include only costs of a capital nature.

In accordance with SSAP 19 (as amended) no depreciation or amortisation is provided in respect of freehold and leasehold investment properties. This treatment of the Group's investment properties, is a departure from the requirements of 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 financial statements 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.

***Cashflow***

A cash flow statement is included in the consolidated financial statements of the ultimate holding company, CGIS Group (Holdings) Limited. The company therefore is exempt under FRS1 from the requirement to prepare a separate cash flow statement.

***Related party transactions***

As the company is a wholly owned subsidiary of CGIS Group (Holdings) Limited, it has taken advantage of the exemption contained in Financial Reporting Standard 8 and has therefore not disclosed transactions with other wholly owned subsidiaries, which form part of the group.

***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 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.

**C.G.I.S. Goswell Road Limited**  
**Notes to the Financial Statements**  
**for the period from 13 August 2014 to 30 June 2015**

**2 Turnover**

Turnover, which is stated net of value added tax, includes rents receivable and the invoiced value of other sales from operations within the United Kingdom.

**3 Staff numbers and costs**

Except for the directors, there were no persons employed by the company during the period. The directors received no remuneration for their services to the company.

**4 Auditors' remuneration**

The auditors' remuneration has been borne by the company's immediate parent company, CGIS Group Limited.

**5 Interest payable**

**2015**  
£

Interest payable	<u>86,595</u>
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Interest on intercompany loans is charged annually in arrears at bank base rate plus 3.25%. 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 or a loss arises in its accounts.

**6 Taxation**

**2015**  
£

Deferred tax	<u>-</u>
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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:-

		<b>2015</b>
<b>Current taxation reconciliation</b>		<b>£</b>
Profit on ordinary activities before taxation	<u>(2,256)</u>	
UK corporation tax at 21/20% on profits before tax	(467)	
Unrelieved tax losses	<u>467</u>	
	<u>-</u>	

The company has provided for deferred tax of £nil in respect of fixed asset timing differences (See Note 10). Potential unprovided deferred tax liabilities on property value surpluses are £233,618.

**C.G.I.S. Goswell Road Limited**  
**Notes to the Financial Statements**  
**for the period from 13 August 2014 to 30 June 2015**

**7 Tangible fixed assets**

	<b>Land and buildings £</b>	<b>Investment Property £</b>
<b>Cost</b>		
At 13 August 2014	-	-
Additions	3,455,555	3,455,555
Surplus on revaluation	1,184,445	1,184,445
At 30 June 2015	<u>4,640,000</u>	<u>4,640,000</u>
<b>Net book value</b>		
At 30 June 2015	<u>4,640,000</u>	<u>4,640,000</u>
At 12 August 2014	<u>-</u>	<u>-</u>

Freehold land and buildings:	<b>2015 £</b>
Historical cost	<u>3,455,555</u>

The company is a subsidiary of CGIS Group Limited, which is a member of CGIS Group (Holdings) Limited group ("the group"). The group has borrowings which are secured against the assets of the group and the company is a guarantor of these borrowings.

The group borrowings contain certain financial covenants relating to the market value of the group's property assets in a ratio to the level of outstanding borrowings. At 30 June 2015, the group was in full compliance with these ratios.

The company's property has been valued as at 30 June 2015 by the directors based on valuations provided by the Group's independent external valuer, DTZ Debenham Tie Leung. These valuations were prepared in accordance with appropriate sections of the RICS Professional standards ("PS"), RICS Global Valuation Practice Standards ("VPS"), RICS Global Valuation Practice Guidance-Applications ("VPGAs"), and United Kingdom Valuation Standards ("UKVS"), contained within the RICS Valuation-Professional Standards 2014, (the "Red Book").

<b>8 Debtors</b>	<b>2015 £</b>
Other debtors	<u>101,623</u>
	<u>101,623</u>
<b>9 Creditors: amounts falling due within one year</b>	<b>2015 £</b>
Trade creditors	10,679
Amounts owed to parent undertakings	3,409,998
Other creditors	153,415
Accruals and deferred income	<u>32,415</u>
	<u>3,606,507</u>

**C.G.I.S. Goswell Road Limited**  
**Notes to the Financial Statements**  
**for the period from 13 August 2014 to 30 June 2015**

<b>10 Share capital</b>	<b>Nominal value</b>	<b>2015 Number</b>	<b>2015 £</b>
Allotted, called up and fully paid:			
Ordinary shares	£1 each	1	<u>1</u>
			1

<b>11 Revaluation reserve</b>	<b>2015 £</b>
At 13 August 2014	-
Arising on revaluation during the period	1,137,371
	<u>1,137,371</u>
At 30 June 2015	<u>1,137,371</u>

<b>12 Profit and loss account</b>	<b>2015 £</b>
At 13 August 2014	-
Loss for the period	(2,256)
	<u>(2,256)</u>
At 30 June 2015	<u>(2,256)</u>

**13 Ultimate controlling party**

The company's immediate parent company is CGIS Group Limited, which is the smallest group to prepare consolidated financial statements in which this company is included.

The largest group into which the company is consolidated is CGIS Group (Holdings) Limited, a company incorporated in England and Wales.

The company is ultimately controlled by the directors.