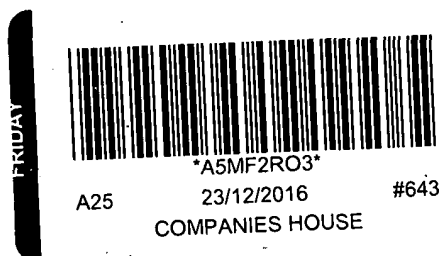


LKB (ENDSLEIGH) LIMITED
FINANCIAL STATEMENTS
31 MARCH 2016



COHEN ARNOLD
Chartered Accountants & statutory auditor
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

LKB (ENDSLEIGH) LIMITED
FINANCIAL STATEMENTS
PERIOD ENDED 31 MARCH 2016

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LKB (ENDSLEIGH) LIMITED
DIRECTORS' REPORT
PERIOD ENDED 31 MARCH 2016

The directors present their report and the financial statements of the company for the period ended 31 March 2016.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company is property investment. The company was incorporated on 12 March 2015 and commenced its business activities on 27 July 2015. There has been no significant change in the nature of the company's business activities during the period under review, nor is any envisaged in the immediate future.

DIRECTORS

The directors who served the company during the period were as follows:

B S E Freshwater	(Appointed 12 March 2015)
D Davis	(Appointed 15 July 2015)

The Articles of Association of the company do not require the directors to retire by rotation. Neither director has a service contract with the company.

The majority of the day-to-day management of the company's operations is carried out by Highdorn Co. Limited. Mr BSE Freshwater is a director of, but has no beneficial interest in the share capital of, Highdorn Co. Limited.

RESULTS AND DIVIDENDS

The results for the period are set out in the attached profit and loss account and explanatory notes.

The company did not pay a dividend in the period. The directors do not propose a final dividend for the period.

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 period. 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 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 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.

DONATIONS

During the period the company made no charitable donation nor political contribution.

LKB (ENDSLEIGH) LIMITED
DIRECTORS' REPORT *(continued)*
PERIOD ENDED 31 MARCH 2016

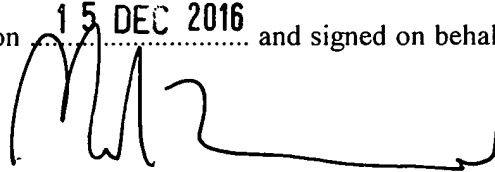
AUDITOR

Each of the persons who is a director at the date of approval of this report confirms that:

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

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

This report was approved by the board of directors on **15 DEC 2016** and signed on behalf of the board by:



M R M Jenner, F.C.I.S.
Company Secretary

Registered office:
Freshwater House
158-162 Shaftesbury Avenue
LONDON
WC2H 8HR

LKB (ENDSLEIGH) LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF LKB
(ENDSLEIGH) LIMITED
PERIOD ENDED 31 MARCH 2016

We have audited the financial statements of LKB (Endsleigh) Limited for the period ended 31 March 2016 which comprise the profit and loss account, balance sheet, statement of changes in equity 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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

As explained more fully in the directors' responsibilities statement, 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 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 directors' 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 company's affairs as at 31 March 2016 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

OPINION ON OTHER MATTER 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.

LKB (ENDSLEIGH) LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF LKB
(ENDSLEIGH) LIMITED *(continued)*
PERIOD ENDED 31 MARCH 2016

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.



Joshua Neumann (Senior Statutory Auditor)

For and on behalf of
Cohen Arnold
Chartered Accountants & statutory auditor

New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

15 DEC 2016

LKB (ENDSLEIGH) LIMITED
PROFIT AND LOSS ACCOUNT
PERIOD ENDED 31 MARCH 2016

	Note	2016 £
TURNOVER	3	470,865
Cost of sales	—	<u>(269,345)</u>
GROSS PROFIT		201,520
Administrative expenses		<u>(3,013)</u>
OPERATING PROFIT	4	198,507
Interest payable	6	<u>(177)</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		198,330
Taxation on ordinary activities	7	<u>(39,666)</u>
PROFIT FOR THE FINANCIAL PERIOD		<u>158,664</u>

All the activities of the company are from continuing operations.

The company has no other recognised items of income and expenses other than the results for the period as set out above.

LKB (ENDSLEIGH) LIMITED**BALANCE SHEET****31 MARCH 2016**

	Note	£	2016 £
CURRENT ASSETS			
Debtors	8	625,430	
Cash at bank and in hand		<u>61,563</u>	
		686,993	
CREDITORS: amounts falling due within one year	9	<u>(528,229)</u>	
NET CURRENT ASSETS			<u>158,764</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>158,764</u>
CAPITAL AND RESERVES			
Called up share capital	10		100
Profit and loss account	11		<u>158,664</u>
SHAREHOLDERS FUNDS			<u>158,764</u>

These financial statements were approved by the board of directors and authorised for issue on 15 DEC 2016 and are signed on behalf of the board by:


BSE Freshwater
Director

Company registration number: 09486023

LKB (ENDSLEIGH) LIMITED
STATEMENT OF CHANGES IN EQUITY
PERIOD ENDED 31 MARCH 2016

	Called up share capital £	Profit and loss account £	Total £
AT 12 MARCH 2015	—	—	—
Profit for the period	<u>—</u>	<u>158,664</u>	<u>158,664</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	—	158,664	158,664
Issue of shares	<u>100</u>	<u>—</u>	<u>100</u>
TOTAL INVESTMENTS BY AND DISTRIBUTIONS TO OWNERS	100	—	100
AT 31 MARCH 2016	<u><u>100</u></u>	<u><u>158,664</u></u>	<u><u>158,764</u></u>

The notes on pages 8 to 13 form part of these financial statements.

LKB (ENDSLEIGH) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
PERIOD ENDED 31 MARCH 2016

1. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

2. ACCOUNTING POLICIES

Basis of preparation

LKB (Endsleigh) Limited (the "Company") is a company limited by shares and incorporated in the UK. The Company's Registered Office is Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR. The presentation currency of these financial statements is sterling.

The financial statements have been prepared under the historical cost convention except that investment property is measured at fair value.

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due, based on the net current asset position of the company and available sources of finance.

Disclosure exemptions

In these financial statements, the company is considered to be a qualifying entity (for the purposes of FRS 102) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to the end of the period;
- Cash Flow Statement and related notes;
- Key Management Personnel compensation; and
- Basic and Other Financial Instruments.

The Company's ultimate parent undertaking, The Raphael Freshwater Memorial Association Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of The Raphael Freshwater Memorial Association Limited are prepared in accordance with the Charities SORP and are available to the public and may be obtained from Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements and key sources of estimation uncertainty

There are no judgements made by the directors in the application of these accounting policies that have significant effect on the financial statements nor any estimates with a significant risk of material adjustments in the next year.

Turnover

Turnover comprises rents from short let rental properties.

Property outgoings

The costs of repairs are recognised in the profit and loss account in the year in which they are incurred.

LKB (ENDSLEIGH) LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
PERIOD ENDED 31 MARCH 2016

2. ACCOUNTING POLICIES *(continued)*

Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is expected tax payable or receivable on the taxable income or loss for the year, using rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Provision is made for consideration payable to or receivable from other group undertakings for the surrender of losses under group relief provisions.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For investment property that is measured at fair value, deferred tax is provided at the rate and allowances applicable to the sale of the property.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

LKB (ENDSLEIGH) LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
PERIOD ENDED 31 MARCH 2016

2. ACCOUNTING POLICIES *(continued)*

Financial instruments

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 entity after deducting all its financial liabilities.

Basic financial instruments

Trade and other debtors

Trade and other debtors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

Trade and other creditors

Trade and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

Income and expenses

Interest receivable and interest payable:

Interest income and interest payable are recognised in the profit and loss account as they accrue, using the effective interest method.

Interest payable and similar charges include interest payable on intercompany loans and late payment charges.

Related party transactions

The company has taken advantage of the exemptions in FRS102 in order to dispense with the requirements to disclose transactions with other companies in The Raphael Freshwater Memorial Association Limited group.

3. TURNOVER

Turnover arises from:

	2016
	£
Rent receivable	<u>470,865</u>

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

LKB (ENDSLEIGH) LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
PERIOD ENDED 31 MARCH 2016

4. OPERATING PROFIT

Operating profit or loss is stated after charging:

2016

£

Fees payable for the audit of the financial statements

3,000

Amounts receivable by the company's auditor in respect of services to the company, other than the audit of the company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the consolidated financial statements of the company's ultimate parent undertaking, The Raphael Freshwater Memorial Association Limited.

5. PARTICULARS OF EMPLOYEES

No salaries or wages have been paid to employees including the directors during the period.

6. INTEREST PAYABLE

2016

£

Bank charges

177

7. TAXATION ON ORDINARY ACTIVITIES

Major components of tax expense

2016

£

Current tax:

Consideration payable for group relief

39,666

Taxation on ordinary activities

39,666

All tax is recognised in the profit and loss account.

Reconciliation of tax expense

The tax assessed on the profit on ordinary activities for the period is the same as the standard rate of corporation tax in the UK of 20%.

2016

£

Profit on ordinary activities before taxation

198,330

Profit on ordinary activities by rate of tax

39,666

Factors that may affect future tax expense

A reduction in the UK corporation tax rate to 19% (effective from 1 April 2017) was substantively enacted on 18 November 2015. A further reduction in the UK corporation tax rate to 17% (effective from 1 April 2020) was substantively enacted on 15 September 2016. This will reduce the Company's future tax charge accordingly.

LKB (ENDSLEIGH) LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
PERIOD ENDED 31 MARCH 2016

8. DEBTORS

	2016
	£
Trade debtors	41,538
Amounts owed by group undertakings	425,919
Other debtors	157,973
	<u>625,430</u>

All debtors are repayable within one year or are repayable on demand. Intra-group loans are interest-free sterling loans repayable on demand.

9. CREDITORS: amounts falling due within one year

	2016
	£
Trade creditors	61,641
Other creditors	466,588
	<u>528,229</u>

Other creditors include an amount of £418,994 due to Highdorn Co. Limited, a company referred to in note 12. This amount is an interest-free sterling loan repayable on demand.

10. CALLED UP SHARE CAPITAL

Issued, called up and fully paid

	2016	
	No.	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>

11. CAPITAL AND RESERVES

Called-up share capital represents the nominal value of shares that have been issued.

The profit and loss account includes all current period retained profits and losses.

12. DIRECTORS' INTERESTS IN CONTRACTS

The majority of the day-to-day management of the company's operations are carried out by Highdorn Co. Limited. Mr BSE Freshwater is a director of, but has no beneficial interest in the share capital of, Highdorn Co. Limited.

The company has taken advantage of the exemptions in FRS102 in order to dispense with the requirements to disclose transactions with other companies in The Raphael Freshwater Memorial Association Limited group.

LKB (ENDSLEIGH) LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
PERIOD ENDED 31 MARCH 2016

13. PARENT COMPANY AND CONTROLLING PARTY

The company is controlled by its immediate parent undertaking, LKB Investments Limited, a company registered in England and Wales.

The parent undertaking of the smallest and largest group of undertakings for which group financial statements are drawn up is The Raphael Freshwater Memorial Association Limited.

Copies of financial statements of The Raphael Freshwater Memorial Association Limited can be obtained from the following address:

Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

The Raphael Freshwater Memorial Association Limited does not have a controlling party.