

**ALLIED LONDON LEEDS HOLDING COMPANY TWO LIMITED
DIRECTORS' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

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Allied London Leeds Holding Company Two Limited
Directors' Report and Financial Statements
For The Year Ended 31 December 2018

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Allied London Leeds Holding Company Two Limited
Company Information
For The Year Ended 31 December 2018

Directors	Mr Frederick Graham-Watson Mr Jonathan Raine Mr Suresh Gorasia Mr Michael Ingall
Company Number	09904353
Registered Office	C/O Allied London No. 1 Spinningfields Level 12 1 Hardman Square Manchester M3 3EB
Auditors	BDO LLP 55 Baker Street London W1U 7EU

Allied London Leeds Holding Company Two Limited
Company No. 09904353
Directors' Report For The Year Ended 31 December 2018

The directors present their report and the financial statements for the year ended 31 December 2018.

Statement of Directors' Responsibilities

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 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 the 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.

Statement of Disclosure of Information to Auditors

The directors of the company who held office at the date of approval of this annual report confirm that:

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

Principal Activity

The company's principal activity is that of a holding company and finance provider to a related party developing property within the UK.

Directors

The directors who held office during the year were as follows:

Mr Frederick Graham-Watson

Mr Jonathan Raine

Mr Suresh Gorasia

Mr Michael Ingall

Small Company Rules

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Auditors

BDO have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting.

On behalf of the board

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Mr Frederick Graham-Watson

Date 20/6/2019

Allied London Leeds Holding Company Two Limited
Auditor's Report
For The Year Ended 31 December 2018

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF ALLIED LONDON LEEDS HOLDING COMPANY TWO LIMITED

Opinion

We have audited the financial statements of Allied London Leeds Holding Company Two Limited ("the Company") for the year ended 31 December 2018 which comprise Statement of Comprehensive Income, Statement of Financial Position and Statement of Changes in Equity, and the notes to the financial statements, 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, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 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 Auditor's 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 UK, including the FRC'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 Directors report and financial statements, other than the financial statements and our auditor's 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.

Opinions 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.

Allied London Leeds Holding Company Two Limited
Auditor's Report (continued)
For The Year Ended 31 December 2018

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 Director's 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 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, 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.

Auditor's 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 auditor's 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 at the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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 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.

BDO LLP

Charles Ellis (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
London, UK

20/16/19

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Allied London Leeds Holding Company Two Limited
Statement of Comprehensive Income
For The Year Ended 31 December 2018

		2018	2017
	Notes	£	£
Cost of sales		(2,649,420)	(2,437,700)
GROSS LOSS		(2,649,420)	(2,437,700)
OPERATING LOSS AND LOSS BEFORE AND AFTER TAXATION FOR THE FINANCIAL YEAR	2	(2,649,420)	(2,437,700)
COMPREHENSIVE LOSS FOR THE FINANCIAL YEAR		(2,649,420)	(2,437,700)

All amounts relate to continuing activities.

The notes on pages 8 to 10 form part of these financial statements.

Allied London Leeds Holding Company Two Limited
Statement of Financial Position
As at 31 December 2018

Company No. 09904353		2018		2017	
	Notes	£	£	£	£
FIXED ASSETS					
Investments	4		100		100
			<u>100</u>		<u>100</u>
CURRENT ASSETS					
Debtors	5	11,116,056		14,857,305	
		<u>11,116,056</u>		<u>14,857,305</u>	
Creditors: Amounts Falling Due Within One Year	6	(12,703,176)		(17,295,005)	
NET CURRENT LIABILITIES			<u>(1,587,120)</u>		<u>(2,437,700)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(1,587,020)</u>		<u>(2,437,600)</u>
NET LIABILITIES			<u>(1,587,020)</u>		<u>(2,437,600)</u>
CAPITAL AND RESERVES					
Called up share capital	7		100		100
Profit and loss account			(5,087,120)		(2,437,700)
Capital contribution			3,500,000		-
SHAREHOLDERS' FUNDS			<u>(1,587,020)</u>		<u>(2,437,600)</u>

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

These financial statements were approved by the board of directors and authorised for issue on 20/6/2018

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Mr Frederick Graham-Watson
Director

The notes on pages 8 to 10 form part of these financial statements.

Allied London Leeds Holding Company Two Limited
Statement of Changes in Equity
For The Year Ended 31 December 2018

	Share Capital	Profit & Loss Account	Total
	£	£	£
As at 1 January 2017	100	-	100
Loss for the year	-	(2,437,700)	(2,437,700)
As at 31 December 2017 and 1 January 2018	<u>100</u>	<u>(2,437,700)</u>	<u>(2,437,600)</u>
Loss for the year	-	(2,649,420)	(2,649,420)
Capital contribution	-	3,500,000	3,500,000
As at 31 December 2018	<u>100</u>	<u>(1,587,120)</u>	<u>(1,587,020)</u>

Allied London Leeds Holding Company Two Limited
Notes to the Financial Statements
For The Year Ended 31 December 2018

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 1.9).

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 pound.

1.2. Turnover

Turnover comprises amounts charged in respect of interest charged on intra-group loans.

1.3. Cost of Sales

Cost of sales comprises solely of inter-company interest.

1.4. Financial Instruments

Financial assets

Financial assets, other than investments and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities, excluding convertible debt and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost.

Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest rate 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.

1.5. Taxation

Deferred Taxation

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

- 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;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the group can control their reversal and such reversal is not considered probable in the foreseeable future.

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 income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

1.6. Statement of Cash Flow

The Company has taken advantage of the exemption in Financial Reporting Standard 102 "Cash flow statements" Section 1.12B not to produce a cash flow statement on the grounds that it is a small company.

1.7. Investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Allied London Leeds Holding Company Two Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2018

1.8. Preparation of Consolidated Financial Statements

The Company has taken advantage of the exemption allowed by Financial Reporting Standard 102, "Consolidated and separate financial statements", Section 9.3A not to prepare consolidated accounts on the basis that the Company and the group qualify as small as permitted by sections 384 and 399 (2A) of Companies Act 2006.

1.9. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the directors have made the following judgements:

Carrying value of investments

The Company holds investments stated at cost less any accumulated impairment. The Company has established internal controls designed to effectively assess and centrally review inventory carrying values and ensure the appropriateness of the estimates made.

2. Operating Profit

Audit fees were borne by Allied London One Limited, an indirect subsidiary.

The Company had no employees during the year other than the directors, who received no remuneration.

3. Average Number of Employees

Average number of employees, including directors, during the year was as follows:

	2018	2017
Directors	4	6
	<u>4</u>	<u>6</u>

4. Investments

	Unlisted £
Cost	
As at 1 January 2018	100
As at 31 December 2018	<u>100</u>
Provision	
As at 1 January 2018	-
As at 31 December 2018	<u>-</u>
Net Book Value	
As at 31 December 2018	<u>100</u>
As at 1 January 2018	<u>100</u>

The Company owns the entire issued share capital of Allied London Leeds Holding Company Three Limited, a holding company, registered in England & Wales with its Registered Office being C/O Allied London No. 1 Spinningfields, Level 12, 1 Hardman Square, Manchester, M3 3EB.

Allied London Leeds Holding Company Two Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2018

5. Debtors

	2018	2017
	£	£
Due within one year		
Amounts owed by group undertakings	11,116,056	14,857,305
	<u>11,116,056</u>	<u>14,857,305</u>

The amounts due from group undertakings are repayable on demand and have no fixed terms. Interest of £nil (2017: £nil) was charged during the year to the group undertakings.

6. Creditors: Amounts Falling Due Within One Year

	2018	2017
	£	£
Bank loans and overdrafts	12,682,406	17,274,235
Amounts owed to group undertakings	20,770	20,770
	<u>12,703,176</u>	<u>17,295,005</u>

The amounts due to group undertakings are repayable on demand and not interest bearing.

Interest is charged at 15% per annum on the loan.

Security is held against this loan by means of a fixed charge against the property and debentures in place from both the company and its parent company Allied London Leeds Holding Company One Limited, as well as the property owned by Allied London One Limited, a subsidiary of the company's immediate subsidiary, Allied London Leeds Holding Company Three Limited.

7. Share Capital

		2018	2017
		100	100
Allotted, Called up and fully paid			
	Value	2018	2017
	£	£	£
Allotted, called up and fully paid			
Ordinary shares	1.000	100	100

8. Financial Instruments

The Company considers that the fair value of cash and cash equivalents, loans, trade and other receivables, and trade and other payables are not materially different to their carrying value.

The Company's financial instruments may be analysed as follows:

Financial assets measured at amortised cost of £11,116,056 (2017: £14,857,305) comprise amounts due from group undertakings.

Financial liabilities measured at amortised cost of £12,703,176 (2017: £17,295,005) comprise bank loans and amounts due to group undertakings.

9. Related Party Transactions

The company has taken advantage of the exemption allowed by Financial Reporting Standard 102, "Related party disclosures" Section 33.1A not to disclose details of related party transactions with entities that are 100% owned members of the same group.

10. Ultimate Controlling Party

The company's immediate parent company is Allied London Leeds Holding Company One Limited. The directors consider the ultimate parent company to be Capital Holdco Limited, a company registered in the British Virgin Islands.

11. General Information

Allied London Leeds Holding Company Two Limited is a private company, limited by shares, incorporated in England & Wales, registered number 09904353. The registered office is C/O Allied London No. 1 Spinningfields, Level 12, 1 Hardman Square, Manchester, M3 3EB.