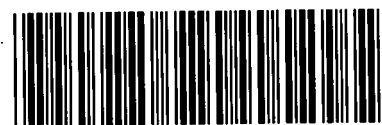


**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

TUESDAY



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25/09/2018

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COMPANIES HOUSE

**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**DIRECTORS AND OFFICERS**

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**DIRECTORS**

W K Procter  
C C McGill

**SECRETARY**

P A Hallam

**REGISTERED OFFICE**

Molteno House  
302 Regents Park Road  
London  
N3 2JX

**AUDITOR**

RSM UK Audit LLP  
Chartered Accountants  
3<sup>rd</sup> Floor  
One London Square  
Cross Lanes  
Guildford  
Surrey  
GU1 1UN

## **SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

### **DIRECTORS' REPORT**

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The directors submit their report and the audited financial statements for the year ended 31 December 2017.

#### **Principal activity**

The principal activity of the company during the year was that of loan note holder.

#### **Business review and future developments**

The directors are satisfied with the financial position of the company at the year end subject to the matters discussed in the accounting policies on page 10 which may have an impact on the company's ability to continue as a going concern.

#### **Results and dividends**

The loss for the year amounted to £8,145,665 (2016: £Nil). The directors do not recommend the payment of a final dividend (2016: £Nil).

#### **Directors**

The following directors have held office during the year and up until the point of signing the financial statements:

W K Procter  
C C McGill

## **SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

### **DIRECTORS' REPORT (Continued)**

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#### **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 those financial statements, the directors are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and accounting estimates that are reasonable and prudent;
- c. 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 as to disclosure of information to auditor**

The directors who were in office on the date of approval of these financial statements have confirmed that, as far as they are aware, there is no relevant audit information of which the auditor is unaware. The directors have confirmed that 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 it has been communicated to the auditor.

#### **Insurance of Officers**

The company has maintained insurance throughout the year for its directors and officers against the consequences of actions which may be brought against them in relation to their duties for the company.

#### **Auditor**

The auditor, RSM UK Audit LLP, Chartered Accountants, has indicated its willingness to continue in office.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption. The directors have also taken the available exemption from the requirement to prepare a strategic report.

By order of the Board:

**C C McGill**  
Director

  
24/9/2018

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

## **Opinion**

We have audited the financial statements of Sanchez Partners Limited (formally Broadwater Partners Limited) (the 'company') for the year ended 31 December 2017 which comprise Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, and 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 FRS 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 2017 and of the loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 group and parent 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.

## **Other matter - Prior period financial statements not audited**

The company was exempt from audit in the year ended 31 December 2016 and consequently the corresponding figures are unaudited.

## **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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

### **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.

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and their environment obtained in the course of the audit, we have not identified material misstatements in the directors' 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 by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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; 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 exemption from the requirement to prepare a strategic report.

### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 3, 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 on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities> This description forms part of our auditor's report.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SANCHEZ PARTNERS LIMITED  
(FORMERLY BROADWATER PARTNERS LIMITED)**

**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.



Colin Roberts FCA (Senior Statutory Auditor)  
For and on behalf of RSM UK Audit LLP, Statutory Auditor  
Chartered Accountants  
3<sup>rd</sup> Floor  
One London Square  
Cross Lanes  
Guildford  
Surrey  
GU1 1UN

*24 September 2018*

**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)****STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 31 DECEMBER 2017**

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	Notes	2017 £	2016 £
Administrative expenses		(5,500)	-
<b>Operating loss</b>		<u>(5,500)</u>	<u>-</u>
Exceptional item	4	(8,635,804)	-
Interest receivable and similar income	2	635,804	-
Interest payable and similar charges	3	(23,321)	-
<b>(Loss) before taxation</b>	4	<u>(8,028,821)</u>	<u>-</u>
Taxation	6	(116,844)	-
<b>(Loss) after taxation and (loss) for the financial year</b>		<u>(8,145,665)</u>	<u>-</u>
Other comprehensive income		-	-
<b>Total comprehensive income for the year</b>		<u><u>(8,145,665)</u></u>	<u><u>-</u></u>



**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

(Company Registration Number: 10305938)

**STATEMENT OF FINANCIAL POSITION**

**AT 31 DECEMBER 2017**

	Notes	2017 £	2016 £
<b>Current assets</b>			
Debtors due within one year	7	-	100
<b>Creditors: amounts falling due within one year</b>	8	(8,145,565)	-
<b>Net assets</b>		<u>(8,145,565)</u>	<u>100</u>
<b>Capital and reserves</b>			
Called up share capital	9	100	100
Profit and loss account		(8,145,665)	
<b>Total equity</b>		<u>(8,145,565)</u>	<u>100</u>

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

The financial statements on pages 7 to 15 were approved by the board of directors and authorised for issue on 24/9/2018 and are signed on its behalf by:

**C C McGill**  
Director



**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**STATEMENT OF CHANGES IN EQUITY**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

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	<b>Share capital £</b>	<b>Profit and loss account £</b>	<b>Total £</b>
<b>Balance at 1 January 2016</b>	100	-	100
Profit and total comprehensive income for the year	-	-	-
<b>Balance at 31 December 2016</b>	<u>100</u>	<u>-</u>	<u>100</u>
Loss and total comprehensive income for the year	-	(8,145,665)	(8,145,665)
<b>Balance at 31 December 2017</b>	<u>100</u>	<u>(8,145,665)</u>	<u>(8,145,565)</u>

# **SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

## **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

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### **1. Accounting policies**

#### **Company information**

Sanchez Partners Limited (formerly Broadwater Partners Limited) ("the Company") is a private company limited by shares, domiciled and incorporated in England. The address of the Company's registered office and principal place of business is Molteno House, 302 Regents Park Road, London, N3 2JX. The principal activity of the company during the year was that of loan note holder. The company changed its name from Broadwater Partners Limited during 2018.

#### **1.1 Basis of accounting**

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 company's regime, and under the historical cost convention. 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.

#### **1.2 Going concern**

The company's principal creditor, Sanchez Acquisitions Limited has agreed to make further funding available as needed by the company to meet the ongoing running costs for the foreseeable future, being at least 12 months from the date of signing these financial statements.

As a result of the above the directors have assessed the operation of the company and, have determined that the company has, or can expect to have, sufficient working capital for its needs for at least 12 months from the date of approval of these financial statements. In view of this the directors consider it appropriate for the financial statements to be prepared on a going concern basis.

#### **1.3 Functional and presentational currencies**

The financial statements are presented in sterling which is also the functional currency of the Company.

**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

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**1.4 Taxation**

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current tax is based on taxable profit for the year. Taxable profit differs from total comprehensive income because it excludes items of income or expense that are taxable or deductible in other periods. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date. Deferred tax is not discounted.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value (except investment property with a limited useful life held by the Company to consume substantially all of its economic benefits), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

Current and deferred tax is charged or credited in profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

**1.5 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, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument, and are offset only when the company currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

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**1.5 Financial instruments (continued)**

***Financial liabilities and equity***

Financial instruments are classified as liabilities and equity instruments 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.

***Creditors***

Creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

***Derecognition of financial assets and liabilities***

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, 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. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

**1.6 Critical accounting estimates and areas of judgement**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

***Critical accounting estimates and assumptions***

The company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

<b>2. Interest receivable and similar income</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Interest receivable on B notes	537,362	-
Interest receivable on swap	98,442	-
	<u>635,804</u>	<u>-</u>
<b>3. Interest payable and similar charges</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Interest payable to parent undertaking	23,321	-
	<u>23,321</u>	<u>-</u>
<b>4. Loss on ordinary activities before taxation</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
The loss on ordinary activities before taxation is stated after charging:		
- Auditor's remuneration	5,500	-
Exceptional items		
- Impairment of debtor balances	8,635,804	-
	<u>8,635,804</u>	<u>-</u>
<p>The company acquired a debt instrument in January 2017 which following a refinancing exercise in the borrower entity, the directors believe has no value. The balance and related interest has therefore been fully impaired.</p>		
<b>5. Employees and directors</b>		
<p>There were no employees during the year other than the directors (2016: nil). The directors are remunerated by the related party Fairhold Services Limited.</p>		
<b>6. Taxation</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
<b>Current tax</b>		
UK corporation tax	116,844	-
<b>Total tax on profit on ordinary activities</b>	<u>116,844</u>	<u>-</u>

**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

<b>7. Debtors due within one year</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Amount due from parent undertakings	-	100
	<u>          </u>	<u>          </u>
<b>8. Creditors: amounts falling due within one year</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Amounts owed to related party undertakings	8,028,721	-
Corporation tax creditor	116,844	-
	<u>8,145,565</u>	<u>-</u>

There are no fixed terms of repayment of the amounts owed to related party undertakings. Interest is charged at base rate, compounded on a daily basis. The amount due is unsecured and has no specific repayment date. Despite the loan being repayable on demand it is not the intention for the loans to be repaid within one year.

**9. Share capital and reserves**

**Company share capital**

	<b>£</b>
Allotted, issued and fully paid:	
Ordinary shares of £1	
1 January 2017 and at 31 Dec 2017	100
<b>31 December 2017</b>	<u>100</u>

*Ordinary share rights*

The company's ordinary shares, which carry no right to fixed income, each carry the right to one vote at general meetings of the company.

**Reserves**

Reserves of the Company represent the following:

*Profit and loss account*

Cumulative profit and loss net of distributions to owners.

**SANCHEZ PARTNERS LIMITED (FORMERLY BROADWATER PARTNERS LIMITED)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

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**10. Ultimate parent company and ultimate controlling party**

The immediate parent company is Sanchez Acquisitions Limited, which is registered in England and Wales. The directors consider the ultimate parent undertaking to be Euro Investments Overseas Incorporated, a company incorporated in the British Virgin Islands.

The ultimate controlling party is the Tchenguiz Family Trust.

**11. Related party transactions**

The company has taken advantage of the exemptions provided by Section 33 of FRS 102 'Related Party Disclosures' and has not disclosed transactions entered into between two or more members of a group, provided that any subsidiary undertaking which is party to the transaction is wholly owned by a member of that group.