

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2019**



---

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**CONTENTS**

---

	Page
<b>Directors' Report</b>	1 - 2
<b>Directors' Responsibilities Statement</b>	3
<b>Independent Auditor's Report</b>	4 - 6
<b>Income Statement</b>	7
<b>Balance Sheet</b>	8
<b>Statement of Changes in Equity</b>	9
<b>Notes to the Financial Statements</b>	10 - 19

---

---

## GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED

---

---

### DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2019

---

The Directors present their Annual report and the audited financial statements for the year ended 31 December 2019.

#### Business review

The principal activity of the Company during the year was providing financing to entities that invest in real estate.

The Company is incorporated in the United Kingdom and its registered office is 70 Grosvenor Street, London, W1K 3JP.

The Company is in a net asset position and net current asset position, and is profit making as at 31 December 2019. The balance sheet shows that Company's net assets has increased from a net asset position of £15,122,355 to £15,707,326 during the year and the net current asset increased from £15,122,355 to £15,707,326.

#### Going concern

After making enquiries the directors have a reasonable expectation that the Company has adequate resources for the foreseeable future and for a minimum period of 12 months from the date of signing the financial statements. Accordingly, they continue to adopt the going concern basis in preparing the Company's financial statements.

The Grosvenor Group ("Group") saw no discernible impact on operations arising from the UK's exit from the European Union (the "EU") on 31 January 2020. During 2020, the Group will review the potential for operational or financial impacts arising from the negotiation of the future trading arrangement between the UK and the EU. Business commitments will be managed dependent on the developing views of the likely outcome of the negotiations. Any related increase or decrease in profitability in the next 12 months is not expected to impact the long-term strategy or going concern position of the Company.

Since the year end, the outbreak of the COVID-19 virus has given rise to material economic and financial uncertainties. The Group is continuing to monitor developments of the COVID-19 virus and the associated near-term uncertainty on the global economy outlook to understand the potential impact for the underlying property businesses and its tenants. The Directors have considered the going concern assumption for the Company in light of these developments and as part of the Group level assessment on the Group's cash flow forecasts for the period ending 31 December 2021, considered the possible impact of COVID-19, for example on rental income, as well as stressed assumptions on the availability of finance and property valuations. On the basis of the Group's continued forecast liquidity, and its support for the company, the Directors still consider it appropriate to prepare the accounts on a going concern basis.

#### Results and dividends

The profit for the year, after taxation, amounted to £584,971 (2018 - £122,354).

*The directors have not approved a payment of dividend in the current and preceding year.*

#### Directors

The directors who served during the year and to the date of this report, except as noted, were:

T L Budden  
C J Jukes (resigned 27 September 2019)  
R A J Marshall  
S J Moore  
M R Preston  
N R Scarles (resigned 31 May 2019)

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

C J Taite  
R R Davis (appointed 1 June 2019)  
D C Lee (appointed 27 September 2019)

**Disclosure of information to auditor**

Each of the persons who are Directors at the time when this Directors' Report is approved has confirmed that:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

**Post balance sheet events**

Since the year end, the outbreak of the COVID-19 virus has given rise to material economic and financial uncertainties. This is considered to be a non-adjusting post balance sheet event for the Company.

**Auditor**

The auditor, Deloitte LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006 in respect of preparing the directors' report and in preparing a strategic report.

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



.....  
S McConnell  
Secretary  
Date: 21 April 2020

---

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**DIRECTORS' RESPONSIBILITIES STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

The Directors are responsible for preparing the Annual 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. 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 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 to 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.

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GROSVENOR INTERNATIONAL  
INVESTMENTS (FINANCE) LIMITED**

---

**Report on the audit of the financial statements**

**Opinion**

In our opinion the financial statements of Grosvenor International Investments (Finance) Limited (the 'Company'):

- give a true and fair view of the state of the Company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the income statement;
- the balance sheet;
- the statement of changes in equity; and
- the related notes 1 to 13.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

**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 United Kingdom, including the Financial Reporting Council'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 are required by ISAs (UK) to report in respect of the following matters 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.

We have nothing to report in respect of these matters.

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED (CONTINUED)**

---

**Other information**

The directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the 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 respect of these matters.

**Responsibilities of directors**

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, 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: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). The description forms part of our Auditor's Report.

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GROSVENOR INTERNATIONAL  
INVESTMENTS (FINANCE) LIMITED (CONTINUED)**

---

**REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS****Opinion 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.

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 any material misstatements in the Directors' Report.

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

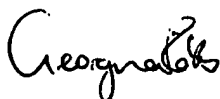
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- 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
- 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.

We have nothing to report in respect of these matters.

**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.



Georgina Robb (Senior Statutory Auditor)

for and on behalf of  
**Deloitte LLP**

Statutory Auditor  
London  
United Kingdom

Date: 21 April 2020



**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

**INCOME STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2019**

		31 December 2019 £	14 month period ended 31 December 2018 £
	Note		
Administrative expenses		(3,899)	(439)
<b>Operating loss</b>		<b>(3,899)</b>	<b>(439)</b>
Interest receivable and similar income	6	754,822	166,894
Interest payable and similar expenses		(135,898)	(27,412)
<b>Profit before taxation</b>		<b>615,025</b>	<b>139,043</b>
Taxation on profit	7	(30,054)	(16,689)
<b>Profit for the financial year/ period</b>		<b>584,971</b>	<b>122,354</b>

There were no recognised gains and losses, or items of other comprehensive income, for 2019 or 2018 other than those included in the income statement and as a result no statement of comprehensive income has been presented.

All activities in the current year and prior period are derived from continuing operations.

The notes on pages 10 to 19 form part of these financial statements.


**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**  
**REGISTERED NUMBER: 11033185**


**BALANCE SHEET**  
**AS AT 31 DECEMBER 2019**

	Note	2019 £	2018 £
<b>Fixed assets</b>			
<b>Current assets</b>			
Debtors	8	15,532,604	15,101,118
Cash at bank and in hand	9	174,722	58,759
		<u>15,707,326</u>	<u>15,159,877</u>
Creditors: amounts falling due within one year	10	-	(37,522)
<b>Net current assets</b>		<u>15,707,326</u>	<u>15,122,355</u>
<b>Total assets less current liabilities</b>		<u>15,707,326</u>	<u>15,122,355</u>
 <b>Net assets</b>		 <u><u>15,707,326</u></u>	 <u><u>15,122,355</u></u>
 <b>Capital and reserves</b>			
Called up share capital	11	100	100
Share premium account	12	14,999,901	14,999,901
Profit and loss account	12	707,325	122,354
		<u>15,707,326</u>	<u>15,122,355</u>

The Company's financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies exemption.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

  
.....  
**T L Budden**  
Director  
Date: 21 April 2020

  
.....  
**D C Lee**  
Director  
Date: 21 April 2020

The notes on pages 10 to 19 form part of these financial statements.

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

	Called up share capital £	Share premium account £	Profit and loss account £	Total equity £
Profit for the period	-	-	122,354	122,354
Shares issued during the period	100	14,999,901	-	15,000,001
<b>At 1 January 2019</b>	100	14,999,901	122,354	15,122,355
Profit for the year	-	-	584,971	584,971
<b>At 31 December 2019</b>	100	14,999,901	707,325	15,707,326

The notes on pages 10 to 19 form part of these financial statements.

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

**1. GENERAL INFORMATION**

Grosvenor International Investments (Finance) Limited (the Company) is a private Company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales. The address of the Company's registered office is shown on page 1.

The Company's registered number is 11033185.

**2. ACCOUNTING POLICIES**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

These financial statements are separate financial statements. The Company is exempt from the preparation and delivery of consolidated financial statements, because it is included in the group accounts of Grosvenor Group Limited (the Group). The accounts of the Group are available to the public and can be obtained as set out in note 13.

The following principal accounting policies have been applied:

---

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

**2. ACCOUNTING POLICIES (CONTINUED)**

**2.2 Financial reporting standard 101 - reduced disclosure exemptions**

The company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirements of the second sentence of paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a) to (c), 120 to 127 and 129 of IFRS 15 Revenue from Contracts with Customers
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
  - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
  - paragraphs 76 and 79(d) of IAS 40 Investment Property; and
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member
- the requirements of paragraphs 130(f)(ii), 130(f)(iii), 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets.

Where required, equivalent disclosures are given in the group accounts of Grosvenor Group Limited. The group accounts of Grosvenor Group Limited are available to the public and can be obtained as set out in note 13.

**2.3 Changes in accounting policies**

***i) New standards, interpretations and amendments effective from 1 January 2019***

The Company has applied IFRS 16 'Leases' which has a mandatory effective date of 1 January 2019.

In accordance with the transitional provisions in IFRS 16, the new rule has been adopted cumulatively using the modified retrospective approach.

There are no adjustments required to be made to the Company's financial statements as a result of the adoption of IFRS 16.

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

**2. ACCOUNTING POLICIES (CONTINUED)****2.4 Going concern**

The directors have, at the time of approving the financial statements, a reasonable expectation that the Company and the Group have adequate resources to continue in operational existence for the foreseeable future and for a minimum period of 12 months from the date of signing the financial statements. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Our assessment on Brexit has been disclosed in the Director's report on page 1.

**2.5 Foreign currency translation****Functional and presentation currency**

The Company's functional and presentational currency is GBP.

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

**2.6 Interest income**

Interest income is recognised in the Income Statement using the effective interest method.

**2.7 Finance costs**

Finance costs are charged to the Income Statement over the term of the debt using the effective interest 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.

**2.8 Taxation**

Tax is recognised in the Income Statement, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

**2.9 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

**2. ACCOUNTING POLICIES (CONTINUED)**

**2.10 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.11 Creditors**

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

---

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

**2. ACCOUNTING POLICIES (CONTINUED)****2.12 Financial instruments**

The Company recognises financial instruments when it becomes a party to the contractual arrangements of the instrument. Financial instruments are de-recognised when they are discharged or when the contractual terms expire. The Company's accounting policies in respect of financial instruments transactions are explained below:

**Financial assets**

The Company classifies all of its financial assets as loans and receivables.

**Loans and receivables**

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of contractual monetary asset. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions are recognised when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the Company will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade receivables, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognised within administrative expenses in the Income Statement. On confirmation that the trade receivable will not be collected, the gross carrying value of the asset is written off against the associated provision.

**Financial liabilities**

The Company classifies all of its financial liabilities as liabilities at amortised cost.

**At amortised cost**

Financial liabilities at amortised cost including bank borrowings are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried into the Balance Sheet.



---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

**3. JUDGMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the company's accounting policies, which are described in note 2, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

**i) Significant judgements in applying the Company's accounting policies**

There were no critical judgements, apart from those involving estimations (which are dealt with separately below) that the directors have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in financial statements.

**ii) Key sources of estimation uncertainty**

The key assumptions concerning the future, and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liability within the next financial year, are discussed below:

**Income tax**

The Group applies judgement in the application of taxation regulations and makes estimates in calculating current income tax and deferred tax assets and liabilities, including the likely availability of future taxable profits against which deferred tax assets can be utilised.

**Recoverability of debtor balances**

Debtor balances, including intercompany balances are reviewed annually to ensure that the counterparty is capable of repaying the balance when required. During the year the non-group debtor balance was repaid and the credit quality of the intercompany counterparty is considered adequate and as such no provision has been made at 31 December 2019.

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

**4. AUDITOR'S REMUNERATION**

Auditor's remuneration for the audit of the financial statements of the Company is as follows:

	31 December 2019 £	14 month period ended 31 December 2018 £
Fees for assurance services	<u>2,500</u>	<u>2,500</u>

The audit fee is borne by Grosvenor Estate Holdings, a fellow subsidiary undertaking. No fees were payable to Deloitte LLP and its associates for non-audit services to the Company during the current or preceding year.

**5. EMPLOYEES**

No fees or other emoluments were paid to the directors of the Company during either the current year or the preceding period in respect of their services to the Company. The directors are paid by Grosvenor Estate Management Limited.

There were no employees of the Company for the current year and preceding period.

**6. INTEREST RECEIVABLE AND SIMILAR INCOME**

	2019 £	2018 £
Interest receivable	<u>754,822</u>	<u>166,894</u>
	<u><u>754,822</u></u>	<u><u>166,894</u></u>

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

**7. TAXATION**

	31 December 2019 £	14 month period ended 31 December 2018 £
<b>CORPORATION TAX</b>		
Current tax on profits for the year	30,054	16,689
<b>TOTAL CURRENT TAX</b>	<u>30,054</u>	<u>16,689</u>

**FACTORS AFFECTING TAX CHARGE FOR THE YEAR/PERIOD**

	31 December 2019 £	14 month period ended 31 December 2018 £
Profit on ordinary activities before tax	615,025	139,043
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018 - 19%)	116,855	26,418
<b>EFFECTS OF:</b>		
Other items attracting no tax relief	21,252	-
Group relief	(108,053)	(9,729)
<b>TOTAL TAX CHARGE FOR THE YEAR/PERIOD</b>	<u>30,054</u>	<u>16,689</u>

**FACTORS THAT MAY AFFECT FUTURE TAX CHARGES**

A current tax rate of 19%, being the UK corporation tax rate throughout the period, has been applied to the year ended 31 December 2019.

**8. DEBTORS**

	2019 £	2018 £
<b>Amount falling due within one year</b>		
Amounts owed by group undertakings	15,532,604	11,441,796
Other debtors	-	3,558,204

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

**8. DEBTORS (CONTINUED)**

Prepayments and accrued income	-	101,118
	<u>15,532,604</u>	<u>15,101,118</u>

All amounts owed by group undertakings are interest free, repayable on demand and unsecured.

During the year, the Company provided a loan facility of AUD 19,692,496 (GBP 10,429,519) to external party Heathley Healthcare Property Fund. The loan was fully repaid on 28 August 2019.

**9. CASH AND CASH EQUIVALENTS**

	2019 £	2018 £
Cash at bank and in hand	174,722	58,759
	<u>174,722</u>	<u>58,759</u>

**10. CREDITORS: Amounts falling due within one year**

	2019 £	2018 £
Other taxation and social security	-	10,110
Accruals and deferred income	-	27,412
	<u>-</u>	<u>37,522</u>

---

---

**GROSVENOR INTERNATIONAL INVESTMENTS (FINANCE) LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

---

**11. CALLED UP SHARES**

	2019 £	2018 £
<b>Allotted, called up and fully paid</b>		
100 (2018 - 100) Ordinary shares of £1.00 each	<u>100</u>	<u>100</u>

The Company's shares have attached to them full voting, dividend and capital distribution (including on winding up) rights.

**12. RESERVES**

**Share premium account**

Share premium represents the excess of proceeds received over the nominal value of new shares issued.

**Profit and loss account**

The profit and loss account reserve contains the balance of retained earnings to carry forward. Dividends are paid from this reserve.

**13. CONTROLLING PARTY**

The Company's ultimate parent undertaking is Grosvenor Group Limited, a company incorporated in Great Britain and registered in England and Wales which is wholly owned by trusts on behalf of members of the Grosvenor family, headed by the Duke of Westminster.

The ultimate parent undertaking heads the largest group of undertakings of which the Company is a member and for which group accounts are prepared. Grosvenor International Investments Limited is the immediate parent company.

Copies of the consolidated financial statements of Grosvenor Group Limited can be obtained from Companies House, 3 Crown Way, Maindy, Cardiff, CF14 3UZ.

The address of the registered office of Grosvenor Group Limited and Grosvenor International Investments Limited is 70 Grosvenor Street, London, W1K 3JP.