

FIROKA (LONDON PARK) LTD

DIRECTORS' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 27 SEPTEMBER 2012

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FIROKA (LONDON PARK) LIMITED

COMPANY INFORMATION

Directors	F A Kassam Anne Lowry A Tawakley
Company secretary	Minerva Trust Company Limited
Company number	FC021285
Registered office	P O Box 218, 43-45 La Motte Street, St Helier, Jersey JE4 8SD
Auditor	PKF (UK) LLP Farringdon Place 20 Farringdon Road, London EC1M 3AP

FIROKA (LONDON PARK) LTD

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FIROKA (LONDON PARK) LTD

DIRECTORS' REPORT FOR THE PERIOD ENDED 27 SEPTEMBER 2012

The directors present their report and the financial statements for the 52 week period ended 27 September 2012

Principal activities

The principal activity of the company is as an investment holding company. During the period, the company's subsidiaries operated a hotel, a health club, a stadium with conference and banqueting facilities, a leisure and entertainment park and land with planning permission to build a hotel in Oxford.

Results, business review and future developments

The turnover of the group was £6,971m (2011: £6,938m). The earnings before interest, taxation, depreciation and amortisation including impairment ("EBITDA") was £3,285m (2011: £2,928m), an increase of over 12% over the previous year. The profit after tax for the year was £2,099m (2011: £1,047m).

The hotel company in Oxford achieved high occupancies and room yields. The Stadium company was able to sign on a Premier rugby club as a tenant which will significantly increase the company's revenue in the next financial year. The Ozone Leisure Park continues to operate with the same tenants as last year.

The directors consider the performance of the group to be satisfactory. The group intends to continue the hotel, stadium, conferencing, banqueting and leisure unit operations for the foreseeable future other than the running and operations of the health club, which, in August 2012, was sold to a third party.

The directors closely monitor a number of non-financial performance indicators at the hotel and leisure units. These include customer comment cards and direct research with customers.

Dividends

During the period, dividends were declared and paid of £3,000,000 (2011: £ Nil).

Directors

The directors who served during the period were:

F A Kassam
A Lowry
A Tawakley

Fixed assets

The fixed assets of the group are reflected in the accounts at cost except for the investment company, which owns the leisure and entertainment park which is valued based on a third party market valuation prepared by Jones Lang LaSalle.

Financial instruments

The company and the group are exposed to the usual credit risk and cash flow risk associated with selling on credit and manage this through credit control. Their policy is to finance working capital through retained earnings and through borrowings at prevailing market interest rates and to finance fixed assets through long term fixed rate borrowings.

The company and the group's exposure to the price risk of financial instruments is therefore minimal. As the counterparty to all financial instruments is their bankers, they are exposed to minimal credit and liquidity risks in respect of these instruments. The directors do not consider other risks attaching to the use of financial instruments to be material to an assessment of the company and the group's financial position.

FIROKA (LONDON PARK) LTD

DIRECTORS' REPORT FOR THE PERIOD ENDED 27 SEPTEMBER 2012

Operating risks

The directors consider the principal risk and uncertainty facing the group to be the recoverability of long term loans to subsidiary undertakings which is dependant on their performance. The principal risks and uncertainties facing the subsidiary undertakings are considered to be

- Economic recession,
- Changes to government regulations, including legislation in respect of employee matters, environmental matters, health and safety, and accessibility,
- Natural disasters, acts of terrorism and consequent impact upon international travel, and
- Competition from new hotel properties


The directors take measures to minimise the group's exposure to these risks on an ongoing basis

Provision 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 that director is aware, there is no relevant audit information of which the company and the group's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company and the group's auditor in connection with preparing his report and to establish that the company and the group's auditor is aware of that information

This report was approved by the board on *5th February 2013* and signed on its behalf



A Lowry
Director

FIROKA (LONDON PARK) LTD

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE PERIOD ENDED 27 SEPTEMBER 2012

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 the group and of the profit or loss of the group 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,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group 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 group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

FIROKA (LONDON PARK) LTD

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF FIROKA (LONDON PARK) LTD

We have audited the financial statements of Firoka (London Park) Ltd for the period ended 27 September 2012 which comprise the consolidated profit and loss account, the consolidated statement of total recognised gains and losses, the consolidated and parent company balance sheets, the consolidated cash flow statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an 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.

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 group's and the parent 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 annual report to identify material inconsistencies with the audited financial statements. 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 group's and the parent company's affairs as at 27 September 2012 and of the group's 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 year for which the financial statements are prepared is consistent with the financial statements.

FIROKA (LONDON PARK) LTD

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF FIROKA (LONDON PARK) LTD

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent 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

PKF(UK) LLP

Andrew Huddleston (Senior statutory auditor)
for and behalf of PKF (UK) LLP, Statutory auditor
London, UK

11/2/13

FIROKA (LONDON PARK) LTD

**CONSOLIDATED PROFIT AND LOSS ACCOUNT
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

	Note	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
TURNOVER	1,2		
Continuing operations		6,450,485	6,403,513
Discontinued operations		570,785	591,094
		7,021,270	6,994,607
Cost of sales	26	(2,102,906)	(2,188,691)
GROSS PROFIT		4,918,364	4,805,916
Administrative expenses	26	(2,069,224)	(2,574,170)
Exceptional administrative expenses		-	(631,435)
Total administrative expenses		(2,069,224)	(3,205,605)
Other operating income	3	42,600	42,600
OPERATING PROFIT	4		
Continuing operations		2,692,373	2,291,201
Discontinued operations		199,367	(648,290)
		2,891,740	1,642,911
EXCEPTIONAL ITEMS			
Net profit on sale of tangible fixed assets		11,133	-
PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST		2,902,873	1,642,911
Interest receivable and similar income		2,453	4,271
Interest payable and similar charges	6	(65,835)	(95,103)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		2,839,491	1,552,079
Tax on profit on ordinary activities	7	(740,266)	(504,616)
PROFIT FOR THE FINANCIAL PERIOD	18	2,099,225	1,047,463

The notes on pages 11 to 23 form part of these financial statements

FIROKA (LONDON PARK) LTD

**CONSOLIDATED STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
PROFIT FOR THE FINANCIAL PERIOD	2,099,225	1,047,463
Unrealised (deficit)/surplus on revaluation of investment properties	<u>(1,892,653)</u>	<u>5,175,741</u>
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE PERIOD	<u>206,572</u>	<u>6,223,204</u>

The notes on pages 11 to 23 form part of these financial statements

FIROKA (LONDON PARK) LTD
REGISTERED NUMBER: FC021285

CONSOLIDATED BALANCE SHEET
AS AT 27 SEPTEMBER 2012

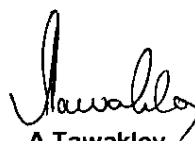
		27 September 2012	29 September 2011
	Note	£	£
FIXED ASSETS			
Tangible assets	9	12,840,027	13,199,084
Investment property	10	20,607,347	22,500,000
		<u>33,447,374</u>	<u>35,699,084</u>
CURRENT ASSETS			
Stocks	12	22,712	15,266
Debtors	13	1,233,645	922,581
Cash at bank and in hand		4,640,075	1,126,605
		<u>5,896,432</u>	<u>2,064,452</u>
CREDITORS amounts falling due within one year	14	<u>(3,061,564)</u>	<u>(6,041,013)</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>2,834,868</u>	<u>(3,976,561)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>36,282,242</u>	<u>31,722,523</u>
CREDITORS amounts falling due after more than one year	15	(13,055,597)	(5,638,017)
PROVISIONS FOR LIABILITIES			
Deferred tax	16	(680,825)	(745,258)
NET ASSETS		<u>22,545,820</u>	<u>25,339,248</u>
CAPITAL AND RESERVES			
Called up share capital	17	100,000	100,000
Share premium account	18	6,462,822	6,462,822
Investment property reserve	18	7,475,930	9,368,583
Profit and loss account	18	8,507,068	9,407,843
SHAREHOLDERS' FUNDS	19	<u>22,545,820</u>	<u>25,339,248</u>

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

5th February 2013



A Lowry
Director



A Tawakley
Director


The notes on pages 11 to 23 form part of these financial statements


FIROKA (LONDON PARK) LTD
REGISTERED NUMBER FC021285

COMPANY BALANCE SHEET
AS AT 27 SEPTEMBER 2012

		27 September 2012	29 September 2011
	Note	£	£
FIXED ASSETS			
Investments	11	2	2
CURRENT ASSETS			
Debtors amounts falling due after more than one year	13	4,022,506	9,333,433
Debtors amounts falling due within one year	13	1,291	1,291
Cash at bank		3,717,652	8,349
		<u>7,741,449</u>	<u>9,343,073</u>
CREDITORS amounts falling due within one year	14	<u>(235,405)</u>	<u>(231,826)</u>
NET CURRENT ASSETS		<u>7,506,044</u>	<u>9,111,247</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>7,506,046</u>	<u>9,111,249</u>
CREDITORS amounts falling due after more than one year	15	<u>-</u>	<u>(1,628,951)</u>
NET ASSETS		<u><u>7,506,046</u></u>	<u><u>7,482,298</u></u>
CAPITAL AND RESERVES			
Called up share capital	17	100,000	100,000
Share premium account	18	6,462,822	6,462,822
Profit and loss account	18	943,224	919,476
SHAREHOLDERS' FUNDS	19	<u><u>7,506,046</u></u>	<u><u>7,482,298</u></u>

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

5th February 2013

A Lowry
 Director


A Tawakley
 Director

The notes on pages 11 to 23 form part of these financial statements

FIROKA (LONDON PARK) LTD

**CONSOLIDATED CASH FLOW STATEMENT
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

		52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
	Note		
Net cash flow from operating activities	20	3,111,155	(1,189,265)
Returns on investments and servicing of finance	21	(66,936)	(90,832)
Taxation	21	(676,719)	(506,057)
Capital expenditure and financial investment	21	(11,686)	(73,270)
Equity dividends paid		(3,000,000)	-
CASH OUTFLOW BEFORE FINANCING		(644,186)	(1,859,424)
Financing	21	4,199,954	1,968,039
INCREASE IN CASH IN THE PERIOD		3,555,768	108,615

**RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS/DEBT
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Increase in cash in the period	3,555,768	108,615
Cash inflow from increase in debt and lease financing	(4,199,954)	(1,968,039)
MOVEMENT IN NET DEBT IN THE PERIOD	(644,186)	(1,859,424)
Net debt at 30 September 2011	(6,607,005)	(4,747,581)
NET DEBT AT 27 SEPTEMBER 2012	(7,251,191)	(6,607,005)

The notes on pages 11 to 23 form part of these financial statements

FIROKA (LONDON PARK) LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 27 SEPTEMBER 2012

1. ACCOUNTING POLICIES

1 1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of a freehold investment property and in accordance with applicable United Kingdom accounting standards

1 2 Basis of consolidation

The financial statements consolidate the accounts of Firoka (London Park) Ltd and all of its subsidiary undertakings ('subsidiaries')

1 3 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the period, exclusive of Value Added Tax and trade discounts

1 4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is not charged on freehold land. Depreciation on other tangible fixed assets is provided at rates calculated to write off the cost of those assets, less their estimated residual value, over their expected useful lives on the following bases

Freehold property	-	2% straight line
Freehold hotel property core	-	2 % straight line
Freehold hotel property surface finishes & services	-	4% straight line
Plant & machinery	-	10% straight line
Fixtures & fittings	-	10-15% straight line
Computer equipment	-	25% straight line

Assets under construction are stated at cost. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives once construction is complete

1 5 Investments

Investments in subsidiaries are valued at cost less provision for impairment

1 6 Investment properties

Investment properties are included in the balance sheet at their open market value in accordance with Statement of Standard Accounting Practice No 19 and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company and the group

1.7 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads

FIROKA (LONDON PARK) LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 27 SEPTEMBER 2012

1 ACCOUNTING POLICIES (continued)

1.8 Deferred taxation

As required by FRS19 "Deferred Tax", full provision is made for deferred tax liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation, except for those timing differences in respect of which the standard specifies that deferred tax should not be recognised

Deferred tax is not provided on timing differences arising from the revaluation of certain fixed assets in the financial statements

Deferred tax liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse

Deferred tax assets and liabilities are not discounted

1.9 Government grants

Grants received in respect of capital expenditure are treated as deferred income and released to the profit and loss account over the life of the fixed asset to which they relate

2 TURNOVER

The turnover and profit before taxation from continuing activities arose from the company's subsidiaries operating a hotel, a stadium with conference and banqueting facilities, a leisure and entertainment park and land with planning permission to build a hotel in Oxford

All turnover arose within the United Kingdom

The turnover and profit before taxation from discontinued activities arose from the operation of a health club

3 OTHER OPERATING INCOME

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Government grants receivable	42,600	42,600

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

4. OPERATING PROFIT

The operating profit is stated after charging

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Depreciation of tangible fixed assets		
- owned by the group	381,876	653,846
Auditor's remuneration	50,750	48,000
Auditor's remuneration - non audit	2,800	-
Operating lease payments	205,645	-
Exceptional administration expenses - impairment of fixed assets	-	631,435
	<u> </u>	<u> </u>

Auditor's fees for the company were £4,750 (2011 - £4,750)

5 STAFF COSTS

Staff costs were as follows

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Wages and salaries	885,644	1,067,947
Social security costs	72,751	92,929
	<u> </u>	<u> </u>
	<u>958,395</u>	<u>1,160,876</u>

The average monthly number of employees, including the directors, during the period was as follows

	52 weeks ended 27 September 2012 No	52 weeks ended 29 September 2011 No
Operational	23	36
Administration	26	25
	<u> </u>	<u> </u>
	<u>49</u>	<u>61</u>

During the period, directors received emoluments of £115,636 (2011 £139,940) in respect of their services as directors of the group

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

6 INTEREST PAYABLE

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
On bank loans and overdrafts	65,835	95,103
	<u>65,835</u>	<u>95,103</u>

7 TAXATION

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Analysis of tax charge in the period		
Current tax (see note below)		
UK corporation tax charge on profit for the period	670,736	513,415
Adjustments in respect of prior periods	133,963	(20,642)
Total current tax	<u>804,699</u>	<u>492,773</u>
Deferred tax		
Origination and reversal of timing differences	(64,433)	(49,588)
Adjustments in respect of prior period	-	61,431
Total deferred tax (see note 16)	<u>(64,433)</u>	<u>11,843</u>
Tax on profit on ordinary activities	<u>740,266</u>	<u>504,616</u>

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

7 TAXATION (continued)

Factors affecting tax charge for the period

The tax assessed for the period is higher than (2011 - higher than) the standard rate of corporation tax in the UK of 25% (2011 - 27%) The differences are explained below

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Profit on ordinary activities before tax	2,839,491	1,552,079
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 25% (2011 - 27%)	709,873	419,061
Effects of		
Expenses not deductible for tax purposes	98,719	64,752
Capital allowances (in excess of) / less than depreciation	(81,430)	60,714
Adjustments to tax charge in respect of prior periods	133,963	(20,642)
Short term timing difference leading to an increase in taxation	813	734
Non-taxable income	(46,655)	(11,502)
Unrelieved tax losses carried forward	(9)	135
Transfer pricing adjustment	(9,943)	(20,479)
Marginal relief	(632)	-
Current tax charge for the period (see note above)	804,699	492,773

8 DIVIDENDS

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Dividends paid on equity capital	3,000,000	-

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

9 TANGIBLE FIXED ASSETS

Group	Freehold property £	Plant & machinery £	Fixtures & fittings £	Assets under construction £	Total £
Cost					
At 30 September 2011	15,999,367	2,363,253	2,294,516	1,269,958	21,927,094
Additions	-	-	25,253	-	25,253
Disposals	(1,250,897)	-	(1,020,051)	-	(2,270,948)
At 27 September 2012	<u>14,748,470</u>	<u>2,363,253</u>	<u>1,299,718</u>	<u>1,269,958</u>	<u>19,681,399</u>
Depreciation					
At 30 September 2011	4,208,059	2,351,455	2,168,496	-	8,728,010
Charge for the period	303,556	1,180	77,140	-	381,876
On disposals	(1,250,897)	-	(1,017,617)	-	(2,268,514)
At 27 September 2012	<u>3,260,718</u>	<u>2,352,635</u>	<u>1,228,019</u>	<u>-</u>	<u>6,841,372</u>
Net book value					
At 27 September 2012	<u>11,487,752</u>	<u>10,618</u>	<u>71,699</u>	<u>1,269,958</u>	<u>12,840,027</u>
At 29 September 2011	<u>11,791,308</u>	<u>11,798</u>	<u>126,020</u>	<u>1,269,958</u>	<u>13,199,084</u>

Included in land and buildings is freehold land at cost of £1,417,094 (2011 - £1,417,094) which is not depreciated

10 INVESTMENT PROPERTY

Group	Freehold investment property £	Long term leasehold investment property £	Total £
Valuation			
At 30 September 2011	21,892,653	607,347	22,500,000
Deficit on revaluation	(1,892,653)	-	(1,892,653)
At 27 September 2012	<u>20,000,000</u>	<u>607,347</u>	<u>20,607,347</u>

The carrying value of the freehold property is based on an open market valuation prepared by Jones Lang LaSalle as at 31 July 2012 and has been taken as the year end valuation. The valuation was prepared in accordance with RICS Appraisal and Valuation Standards. The valuation of the leasehold property has been reviewed by the directors as at 27 September 2012 and they believe there is no material difference between the previous valuation and the current market value of this asset. The total historical cost of the investment property is £13,131,412 (2011 - £13,131,412).

Revaluation reserves

At 30 September 2011	9,368,583
Net deficit in investment properties	(1,892,653)
At 27 September 2012	<u>7,475,930</u>

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

11 FIXED ASSET INVESTMENTS

Company	Investments in subsidiary companies
Cost or valuation	
At 30 September 2011 and 27 September 2012	<u>2</u>
Net book value	
At 27 September 2012	<u>2</u>
At 29 September 2011	<u>2</u>

Details of the principal subsidiaries can be found under note 24

12 STOCKS

Group	27 September 2012 £	29 September 2011 £
Finished goods and goods for resale	<u>22,712</u>	<u>15,266</u>

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

13. DEBTORS

	<u>Group</u>		<u>Company</u>	
	27 September 2012	29 September 2011	27 September 2012	29 September 2011
	£	£	£	£
Due after more than one year				
Amounts owed by group undertakings	-	-	4,022,506	12,961,491
Provision against amount due by group undertakings	-	-	-	(3,628,058)
	<u>-</u>	<u>-</u>	<u>4,022,506</u>	<u>9,333,433</u>
	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>4,022,506</u></u>	<u><u>9,333,433</u></u>
	<u>Group</u>		<u>Company</u>	
	27 September 2012	29 September 2011	27 September 2012	29 September 2011
	£	£	£	£
Due within one year				
Trade debtors	970,618	534,530	-	-
Other debtors	54,374	181,873	-	-
Prepayments and accrued income	208,653	204,887	-	-
Tax recoverable	-	1,291	1,291	1,291
	<u>1,233,645</u>	<u>922,581</u>	<u>1,291</u>	<u>1,291</u>
	<u><u>1,233,645</u></u>	<u><u>922,581</u></u>	<u><u>1,291</u></u>	<u><u>1,291</u></u>

**14 CREDITORS:
Amounts falling due within one year**

	<u>Group</u>		<u>Company</u>	
	27 September 2012	29 September 2011	27 September 2012	29 September 2011
	£	£	£	£
Bank loans and overdrafts	402,677	3,540,310	-	-
Trade creditors	363,791	477,856	-	1,177
Amounts owed to related undertakings	-	175,000	-	-
Corporation tax	406,583	279,894	-	-
Social security and other taxes	305,769	226,406	-	-
Other creditors	441,975	440,721	225,055	225,049
Accruals and deferred income	1,140,769	900,826	10,350	5,600
	<u>3,061,564</u>	<u>6,041,013</u>	<u>235,405</u>	<u>231,826</u>
	<u><u>3,061,564</u></u>	<u><u>6,041,013</u></u>	<u><u>235,405</u></u>	<u><u>231,826</u></u>

Included within bank loans and overdrafts are overdrafts of £27,677 (2011 £69,975)

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
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15 CREDITORS:
Amounts falling due after more than one year

	<u>Group</u>		<u>Company</u>	
	<u>27 September</u>	<u>29 September</u>	<u>27 September</u>	<u>29 September</u>
	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Bank loans	9,500,000	400,760	-	-
Amounts owed to related undertakings	1,988,589	3,617,540	-	1,628,951
Government grants received	1,567,008	1,613,417	-	-
Accruals and deferred income	-	6,300	-	-
	<u>13,055,597</u>	<u>5,638,017</u>	<u>-</u>	<u>1,628,951</u>

The bank loan is secured by fixed charge over certain of the group's land and buildings and other assets

The bank loan attracts interest of 2.75% above the base rate

16 DEFERRED TAXATION

	<u>Group</u>		<u>Company</u>	
	<u>27 September</u>	<u>29 September</u>	<u>27 September</u>	<u>29 September</u>
	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
At beginning of period	745,258	733,415	-	-
(Released during)/charge for the period	(64,433)	11,843	-	-
At end of period	<u>680,825</u>	<u>745,258</u>	<u>-</u>	<u>-</u>

The provision for deferred taxation is made up as follows

	<u>Group</u>		<u>Company</u>	
	<u>27 September</u>	<u>29 September</u>	<u>27 September</u>	<u>29 September</u>
	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Accelerated capital allowances	687,709	752,195	-	-
Other short term timing differences	(6,884)	(6,937)	-	-
	<u>680,825</u>	<u>745,258</u>	<u>-</u>	<u>-</u>

17 SHARE CAPITAL

	<u>27 September</u>	<u>29 September</u>
	<u>2012</u>	<u>2011</u>
	<u>£</u>	<u>£</u>
Allotted, called up and fully paid		
100,000 Ordinary shares of £1 each	<u>100,000</u>	<u>100,000</u>

FIROKA (LONDON PARK) LTD

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18. RESERVES

Group	Share premium account £	Investment property revaluation reserve £	Profit and loss account £
At 30 September 2011	6,462,822	9,368,583	9,407,843
Profit for the period	-	-	2,099,225
Dividends Equity capital	-	-	(3,000,000)
Movement on investment property	-	(1,892,653)	-
At 27 September 2012	<u>6,462,822</u>	<u>7,475,930</u>	<u>8,507,068</u>

Company	Share premium account £	Profit and loss account £
At 30 September 2011	6,462,822	919,476
Profit for the period	-	3,023,748
Dividends Equity capital	-	(3,000,000)
At 27 September 2012	<u>6,462,822</u>	<u>943,224</u>

19 RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

Group	27 September 2012 £	29 September 2011 £
Opening shareholders' funds	25,339,248	19,116,044
Profit for the period	2,099,225	1,047,463
Dividends (Note 8)	(3,000,000)	-
Other recognised gains and losses during the period	(1,892,653)	5,175,741
Closing shareholders' funds	<u>22,545,820</u>	<u>25,339,248</u>

Company	27 September 2012 £	29 September 2011 £
Opening shareholders' funds	7,482,298	7,830,521
Profit/(loss) for the period	3,023,748	(348,223)
Dividends (Note 8)	(3,000,000)	-
Closing shareholders' funds	<u>7,506,046</u>	<u>7,482,298</u>

The company has taken advantage of the exemption contained within section 408 of the Companies Act 2006 not to present its own profit and loss account

The profit/(loss) for the period dealt with in the accounts of the company was £3,023,748 (2011 - £(348,223))

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

20 NET CASH FLOW FROM OPERATING ACTIVITIES

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Operating profit	2,891,740	1,642,911
Depreciation of tangible fixed assets	381,876	653,846
Impairments of fixed assets	-	631,435
(Increase)/decrease in stocks	(7,446)	6,497
Increase in debtors	(312,355)	(290,179)
Increase/(decrease) in creditors	157,340	(3,833,775)
Net cash inflow/(outflow) from operating activities	3,111,155	(1,189,265)

21 ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN CASH FLOW STATEMENT

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Returns on investments and servicing of finance		
Interest received	2,453	4,271
Interest paid	(69,389)	(95,103)
Net cash outflow from returns on investments and servicing of finance	(66,936)	(90,832)
	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Taxation		
Corporation tax	(676,719)	(506,057)
	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(25,253)	(73,270)
Sale of tangible fixed assets	13,567	-
Net cash outflow from capital expenditure	(11,686)	(73,270)

FIROKA (LONDON PARK) LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 27 SEPTEMBER 2012

21. ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN CASH FLOW STATEMENT (continued)

	52 weeks ended 27 September 2012 £	52 weeks ended 29 September 2011 £
Financing		
New secured loans	10,000,000	-
Repayment of loans	(5,800,046)	1,968,039
Net cash inflow from financing	4,199,954	1,968,039

22. ANALYSIS OF CHANGES IN NET DEBT

	30 September 2011 £	Cash flow £	Other non-cash changes £	27 September 2012 £
Cash at bank and in hand	1,126,605	3,513,470	-	4,640,075
Bank overdraft	(69,975)	42,298	-	(27,677)
	1,056,630	3,555,768	-	4,612,398
Debts due within one year	(3,645,335)	3,270,335	-	(375,000)
Debts falling due after more than one year	(4,018,300)	(7,470,289)	-	(11,488,589)
Net debt	(6,607,005)	(644,186)	-	(7,251,191)

23. RELATED PARTY TRANSACTIONS

The group has taken advantage of the exemptions available under Financial Reporting Standard 8, 'Related Party Disclosures', not to disclose any transactions or balances with entities that are wholly controlled by the group

At the period end, the company owed £nil (2011 £1,628,951) to Firoka (Kings Cross) Limited, a company under common control Firoka (Oxford Stadium) Limited and Firoka (Oxford Leisure) Limited owed Firoka (Kings Cross) Limited £1,988,589 (2011 £1,988,589) and £nil (2011 £175,000) respectively

24. PRINCIPAL SUBSIDIARIES

Company name	Country	Percentage Shareholding	Description
Firoka (Oxford) Limited	England	100	Holding company
Firoka (Priory Hotel) Limited	England	100	Hotel
Firoka (Oxford Leisure) Limited	England	100	Leisure park
Firoka (Oxford Stadium) Limited	England	100	Stadium and conference centre
Firoka (Oxford Hotels) Limited	England	100	Hotel
Firoka (Health & Fitness) Limited	England	100	Health and fitness centre

FIROKA (LONDON PARK) LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 SEPTEMBER 2012**

25 ULTIMATE CONTROLLING PARTY

The directors consider Mr F A Kassam to be the company's ultimate controlling party

26. ANALYSIS OF OPERATING PROFIT

	52 weeks ended 27 September 2012		52 weeks ended 29 September 2011	
	Continuing £	Discontinued £	Continuing £	Discontinued £
Turnover	6,450,485	570,785	6,403,513	591,094
Cost of sales	(1,993,569)	(109,337)	(2,066,163)	(122,528)
Gross profit	4,456,916	461,448	4,337,350	468,566
Administrative expenses	(1,782,651)	(286,573)	(2,058,286)	(1,147,319)
Other operating income	18,108	24,492	12,137	30,463
	2,692,373	199,367	2,291,201	(648,290)