

100691/20.

Registered number FC021285

## FIROKA (LONDON PARK) LTD

### DIRECTORS' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 26 SEPTEMBER 2013

TUESDAY



\*A32GVAU1\*

A16

25/02/2014

#164

COMPANIES HOUSE

LD4

07/02/2014

#16

COMPANIES HOUSE

**FIROKA (LONDON PARK) LTD**

**COMPANY INFORMATION**

<b>Directors</b>	F A Kassam A Lowry A Tawakley
<b>Company secretary</b>	Investec Secretaries (Jersey) Limited
<b>Registered number</b>	FC021285
<b>Registered office</b>	5 Castle Street St Helier JE2 3RT
<b>Independent auditor</b>	BDO LLP 55 Baker Street London W1U 7EU

# **FIROKA (LONDON PARK) LTD**

## **CONTENTS**

	<b>Page</b>
<b>Directors' report</b>	<b>1 - 2</b>
<b>Directors' responsibilities</b>	<b>3</b>
<b>Independent auditor's report</b>	<b>4 - 5</b>
<b>Consolidated profit and loss account</b>	<b>6</b>
<b>Consolidated statement of total recognised gains and losses</b>	<b>7</b>
<b>Consolidated balance sheet</b>	<b>8</b>
<b>Company balance sheet</b>	<b>9</b>
<b>Consolidated cash flow statement</b>	<b>10</b>
<b>Notes to the financial statements</b>	<b>11 - 23</b>

## **FIROKA (LONDON PARK) LTD**

### **DIRECTORS' REPORT FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

The directors present their report and the financial statements for the 52 week period ended 26 September 2013

#### **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 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 £7,597m (2012: £7,021m). The earnings before interest, taxation, depreciation and amortisation ("EBITDA") was £3,659m (2012: £3,274m), an increase of over 11% over the previous year. The profit after tax for the year was £2,340m (2012: £2,099m).

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 significantly increased the company's revenue. The Ozone Leisure Park continues to operate with similar 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.

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, no dividends were declared or paid (2012: £3,000,000). Profits were transferred to reserves.

#### **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 in 2012.

#### **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 26 SEPTEMBER 2013**

#### **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 its report and to establish that the company and the group's auditor is aware of that information

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



**A Lowry**  
Director

Date 30<sup>th</sup> January 2014

## **FIROKA (LONDON PARK) LTD**

### **DIRECTORS' RESPONSIBILITIES FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

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 group and company 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 judgements 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 group and company 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 26 September 2013 which comprise the consolidated profit and loss account, the consolidated statement of total recognised gains and losses, the consolidated and 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 auditors**

As explained more fully in the statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. 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 Financial Reporting Council's (FRC's) Ethical Standards for Auditors.

#### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the FRC's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

#### **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 26 September 2013 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 matters prescribed by the Companies Act 2006**

In our opinion the information given in the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements.

**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

*BDO LLP*

**Andrew Huddleston** (senior statutory auditor)  
For and on behalf of BDO LLP, statutory auditor  
London  
United Kingdom

Date *5/2/14*

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



**FIROKA (LONDON PARK) LTD**

**CONSOLIDATED PROFIT AND LOSS ACCOUNT  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

		<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
	<b>Note</b>		
<b>TURNOVER</b>	<b>1,2</b>		
Continuing operations		<b>7,597,146</b>	6,450,485
Discontinued operations		-	570,785
		<b>7,597,146</b>	7,021,270
Cost of sales		<b>(2,242,600)</b>	(2,102,906)
<b>GROSS PROFIT</b>		<b>5,354,546</b>	4,918,364
Administrative expenses		<b>(2,064,671)</b>	(2,069,224)
Other operating income	<b>3</b>	<b>42,600</b>	42,600
<b>OPERATING PROFIT</b>	<b>4</b>		
Continuing operations		<b>3,332,475</b>	2,692,373
Discontinued operations		-	199,367
		<b>3,332,475</b>	2,891,740
<b>EXCEPTIONAL ITEMS</b>			
Net profit on sale of tangible fixed assets		-	11,133
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST</b>		<b>3,332,475</b>	2,902,873
Interest receivable and similar income		<b>9,747</b>	2,453
Interest payable and similar charges	<b>6</b>	<b>(327,770)</b>	(65,835)
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<b>3,014,452</b>	2,839,491
Tax on profit on ordinary activities	<b>7</b>	<b>(674,462)</b>	(740,266)
<b>PROFIT FOR THE FINANCIAL PERIOD</b>	<b>18</b>	<b>2,339,990</b>	2,099,225

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 26 SEPTEMBER 2013**

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
<b>PROFIT FOR THE FINANCIAL PERIOD</b>	<b>2,339,990</b>	<b>2,099,225</b>
Unrealised surplus/(deficit) on revaluation of investment properties	-	(1,892,653)
<b>TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE PERIOD</b>	<b><u>2,339,990</u></b>	<b><u>206,572</u></b>

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 26 SEPTEMBER 2013**

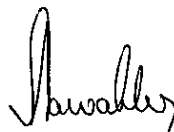
		26 September 2013	27 September 2012
	Note	£	£
<b>FIXED ASSETS</b>			
Tangible assets	9	13,202,746	12,840,027
Investment property	10	20,000,000	20,607,347
		<u>33,202,746</u>	<u>33,447,374</u>
<b>CURRENT ASSETS</b>			
Stocks	12	16,978	22,712
Debtors	13	1,155,923	1,233,645
Cash at bank		6,623,029	4,640,075
		<u>7,795,930</u>	<u>5,896,432</u>
<b>CREDITORS:</b> amounts falling due within one year	14	<u>(2,877,741)</u>	<u>(3,061,564)</u>
<b>NET CURRENT ASSETS</b>		<u>4,918,189</u>	<u>2,834,868</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>38,120,935</u>	<u>36,282,242</u>
<b>CREDITORS</b> amounts falling due after more than one year	15	(12,634,188)	(13,055,597)
<b>PROVISIONS FOR LIABILITIES</b>			
Deferred tax	16	(600,937)	(680,825)
<b>NET ASSETS</b>		<u><u>24,885,810</u></u>	<u><u>22,545,820</u></u>
<b>CAPITAL AND RESERVES</b>			
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	7,475,930
Profit and loss account	18	10,847,058	8,507,068
<b>SHAREHOLDERS' FUNDS</b>	19	<u><u>24,885,810</u></u>	<u><u>22,545,820</u></u>

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



**A Lowry**  
Director

Date 30<sup>th</sup> January 2014



**A Tawakley**  
Director

Date 30<sup>th</sup> January 2014

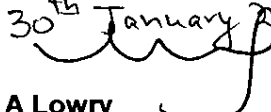
The notes on pages 11 to 23 form part of these financial statements

**FIROKA (LONDON PARK) LTD**  
**REGISTERED NUMBER. FC021285**

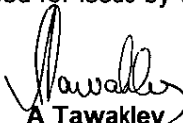
**COMPANY BALANCE SHEET**  
**AS AT 26 SEPTEMBER 2013**

		26 September 2013	27 September 2012
	Note	£	£
<b>FIXED ASSETS</b>			
Investments	11	2	2
<b>CURRENT ASSETS</b>			
Debtors amounts falling due after more than one year	13	4,022,506	4,022,506
Debtors amounts falling due within one year	13	27,391	1,291
Cash at bank		3,687,943	3,717,652
		<u>7,737,840</u>	<u>7,741,449</u>
<b>CREDITORS:</b> amounts falling due within one year	14	<u>(235,405)</u>	<u>(235,405)</u>
<b>NET CURRENT ASSETS</b>		<u>7,502,435</u>	<u>7,506,044</u>
<b>NET ASSETS</b>		<u>7,502,437</u>	<u>7,506,046</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	17	100,000	100,000
Share premium account	18	6,462,822	6,462,822
Profit and loss account	18	939,615	943,224
<b>SHAREHOLDERS' FUNDS</b>	19	<u>7,502,437</u>	<u>7,506,046</u>

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

30<sup>th</sup> January 2014  


**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 26 SEPTEMBER 2013**

		<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
	<b>Note</b>		
Net cash flow from operating activities	20	3,548,920	3,111,155
Returns on investments and servicing of finance	21	(318,023)	(66,936)
Taxation	21	(738,850)	(676,719)
Capital expenditure and financial investment	21	(81,416)	(11,686)
Equity dividends paid		-	(3,000,000)
<b>CASH INFLOW/(OUTFLOW) BEFORE FINANCING</b>		<b>2,410,631</b>	<b>(644,186)</b>
Financing	21	(400,000)	4,199,954
<b>INCREASE IN CASH IN THE PERIOD</b>		<b>2,010,631</b>	<b>3,555,768</b>

**RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS/DEBT  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
Increase in cash in the period	2,010,631	3,555,768
Cash outflow from decrease in debt and lease financing	400,000	(4,199,954)
<b>CHANGE IN NET DEBT RESULTING FROM CASH FLOWS</b>	<b>2,410,631</b>	<b>(644,186)</b>
Other non-cash changes	(25,000)	-
<b>MOVEMENT IN NET DEBT IN THE PERIOD</b>	<b>2,385,631</b>	<b>(644,186)</b>
Net debt at 28 September 2012	(7,251,191)	(6,607,005)
<b>NET DEBT AT 26 SEPTEMBER 2013</b>	<b>(4,865,560)</b>	<b>(7,251,191)</b>

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 26 SEPTEMBER 2013**

#### **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
Long leasehold land and buildings	-	over the lease term

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 26 SEPTEMBER 2013

### 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, in the previous year, arose from the operation of a health club

### 3. OTHER OPERATING INCOME

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
Government grants receivable	<b>42,600</b>	<b>42,600</b>

**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**4. OPERATING PROFIT**

The operating profit is stated after charging

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
Depreciation of tangible fixed assets		
- owned by the group	<b>326,044</b>	381,876
Auditor's remuneration	<b>46,600</b>	50,750
Operating lease payments	<b>-</b>	205,645
	<b>=====</b>	<b>=====</b>

Auditor's fees for the company were £5,250 (2012 - £4,750)

**5. STAFF COSTS**

Staff costs were as follows

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
Wages and salaries	<b>882,141</b>	885,644
Social security costs	<b>59,771</b>	72,751
	<b>=====</b>	<b>=====</b>
	<b>941,912</b>	958,395
	<b>=====</b>	<b>=====</b>

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

	<b>52 weeks ended 26 September 2013 No</b>	<b>52 weeks ended 27 September 2012 No</b>
Operational	<b>17</b>	23
Administration	<b>22</b>	26
	<b>=====</b>	<b>=====</b>
	<b>39</b>	49
	<b>=====</b>	<b>=====</b>

During the year, the directors received remuneration from a related undertaking, Firoka (Kings Cross) Limited, in respect of their services as directors to the group. A management charge of £99,346 (2012 £115,636) was recognised in the group's financial statements in respect of these emoluments.



**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**6. INTEREST PAYABLE**

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
On bank loans and overdrafts	<b>327,770</b>	<b>65,835</b>

**7. TAXATION**

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
<b>Analysis of tax charge in the period</b>		
<b>Current tax</b> (see note below)		
UK corporation tax charge on profit for the period	<b>748,031</b>	670,736
Adjustments in respect of prior periods	<b>6,319</b>	133,963
<b>Total current tax</b>	<b>754,350</b>	804,699
<b>Deferred tax</b> (see note 16)		
Origination and reversal of timing differences	<b>(79,888)</b>	(64,433)
<b>Tax on profit on ordinary activities</b>	<b>674,462</b>	740,266

# FIROKA (LONDON PARK) LTD

## NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 26 SEPTEMBER 2013

### 7. TAXATION (continued)

#### Factors affecting tax charge for the period

The tax assessed for the period is higher than (2012 - higher than) the standard rate of corporation tax in the UK of 23.5% (2012 - 25%). The differences are explained below

	52 weeks ended 26 September 2013 £	52 weeks ended 27 September 2012 £
Profit on ordinary activities before tax	<u>3,014,452</u>	<u>2,839,491</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 23.5% (2012 - 25%)	708,396	709,873
<b>Effects of:</b>		
Expenses not deductible for tax purposes	69,279	98,719
Capital allowances in excess of depreciation	(17,195)	(81,430)
Adjustments to tax charge in respect of prior periods	6,319	133,963
Short term timing difference leading to an increase in taxation	764	813
Non-taxable income	(10,011)	(46,655)
Unrelieved tax losses carried forward	6,839	(9)
Transfer pricing adjustment	(9,347)	(9,943)
Marginal relief	(694)	(632)
<b>Current tax charge for the period (see note above)</b>	<u><u>754,350</u></u>	<u><u>804,699</u></u>

Firoka (Priory Hotel) Limited has tax losses amounting to £33,600 available for offset against future taxable profits

### 8. DIVIDENDS

	52 weeks ended 26 September 2013 £	52 weeks ended 27 September 2012 £
Dividends paid on equity capital	<u>-</u>	<u>3,000,000</u>

**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**9. TANGIBLE FIXED ASSETS**

<b>Group</b>	<b>Freehold property £</b>	<b>L/Term Leasehold Property £</b>	<b>Plant &amp; machinery £</b>	<b>Fixtures &amp; fittings £</b>	<b>Assets under const'n £</b>	<b>Total £</b>
<b>Cost</b>						
At 28 September 2012	14,748,470	-	2,363,253	1,299,718	1,269,958	19,681,399
Additions	-	-	-	81,416	-	81,416
Transfer from investment property	-	607,347	-	-	-	607,347
At 26 September 2013	14,748,470	607,347	2,363,253	1,381,134	1,269,958	20,370,162
<b>Depreciation</b>						
At 28 September 2012	3,260,718	-	2,352,635	1,228,019	-	6,841,372
Charge for the period	303,556	-	1,062	21,426	-	326,044
At 26 September 2013	3,564,274	-	2,353,697	1,249,445	-	7,167,416
<b>Net book value</b>						
At 26 September 2013	11,184,196	607,347	9,556	131,689	1,269,958	13,202,746
At 27 September 2012	11,487,752	-	10,618	71,699	1,269,958	12,840,027

Included in land and buildings is freehold land at cost of £1,420,216 (2012 - £1,420,216) which is not depreciated

During the year, the long-term leasehold property held by Firoka (Oxford Leisure) Limited ceased to be tenanted and the asset is to be redeveloped as part of a hotel. Accordingly, it has been transferred to tangible fixed assets and is shown at cost.

**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**10. INVESTMENT PROPERTY**

<b>Group</b>	<b>Freehold investment property £</b>	<b>Long term leasehold investment property £</b>	<b>Total £</b>
<b>Valuation</b>			
At 28 September 2012	20,000,000	607,347	20,607,347
Transfer to fixed assets	-	(607,347)	(607,347)
At 26 September 2013	<u>20,000,000</u>	<u>-</u>	<u>20,000,000</u>

The valuation of the freehold property has been reviewed by the directors as at 26 September 2013 and they believe there is no material difference between the current market value and the open market valuation prepared by Jones Lang LaSalle as at 31 July 2012 in accordance with RICS Appraisal and Valuation Standards. The total historical cost of the investment property is £12,524,070 (2012 £13,131,417)

**Revaluation reserves**

At 28 September 2012 and 26 September 2013	<u><u>7,475,930</u></u>
--	-------------------------

**11. FIXED ASSET INVESTMENTS**

<b>Company</b>	<b>Investments in subsidiary companies</b>
<b>Cost or valuation</b>	
At 28 September 2012 and 26 September 2013	<u>2</u>
<b>Net book value</b>	
At 26 September 2013	<u><u>2</u></u>
At 27 September 2012	<u><u>2</u></u>

Details of the principal subsidiaries can be found under note number 24

**12. STOCKS**

	<b>Group</b>	
	<b>26 September 2013 £</b>	<b>27 September 2012 £</b>
Finished goods and goods for resale	<u><u>16,978</u></u>	<u><u>22,712</u></u>

**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**13. DEBTORS**

	<u>Group</u>		<u>Company</u>	
	26 September 2013 £	27 September 2012 £	26 September 2013 £	27 September 2012 £
<b>Due after more than one year</b>				
Amounts owed by group undertakings	-	-	4,022,506	4,022,506
	<u>-</u>	<u>-</u>	<u>4,022,506</u>	<u>4,022,506</u>
	<u>Group</u>		<u>Company</u>	
	26 September 2013 £	27 September 2012 £	26 September 2013 £	27 September 2012 £
<b>Due within one year</b>				
Trade debtors	933,575	970,618	-	-
Amounts owed by group undertakings	-	-	26,100	-
Other debtors	4,640	54,372	-	-
Prepayments and accrued income	217,708	208,655	-	-
Tax recoverable	-	-	1,291	1,291
	<u>1,155,923</u>	<u>1,233,645</u>	<u>27,391</u>	<u>1,291</u>

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

	<u>Group</u>		<u>Company</u>	
	26 September 2013 £	27 September 2012 £	26 September 2013 £	27 September 2012 £
Bank loans and overdrafts	375,000	402,677	-	-
Trade creditors	415,286	363,791	-	-
Corporation tax	422,083	406,583	-	-
Social security and other taxes	227,144	305,769	-	-
Other creditors	377,395	441,975	225,055	225,055
Accruals and deferred income	1,060,833	1,140,769	10,350	10,350
	<u>2,877,741</u>	<u>3,061,564</u>	<u>235,405</u>	<u>235,405</u>

Included within bank loans and overdrafts are overdrafts of £nil (2012 £27,677)

**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**15. CREDITORS:**  
**Amounts falling due after more than one year**

	<u>Group</u>		<u>Company</u>	
	<u>26 September 2013</u>	<u>27 September 2012</u>	<u>26 September 2013</u>	<u>27 September 2012</u>
	£	£	£	£
Bank loans	9,125,000	9,500,000	-	-
Amounts owed to related undertakings	1,988,589	1,988,589	-	-
Government grants received	1,520,599	1,567,008	-	-
	<u>12,634,188</u>	<u>13,055,597</u>	<u>-</u>	<u>-</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>26 September 2013</u>	<u>27 September 2012</u>	<u>26 September 2013</u>	<u>27 September 2012</u>
	£	£	£	£
At beginning of period	680,825	745,258	-	-
(Released during)/charge for the period	(79,888)	(64,433)	-	-
At end of period	<u>600,937</u>	<u>680,825</u>	<u>-</u>	<u>-</u>

The provision for deferred taxation is made up as follows

	<u>Group</u>		<u>Company</u>	
	<u>26 September 2013</u>	<u>27 September 2012</u>	<u>26 September 2013</u>	<u>27 September 2012</u>
	£	£	£	£
Accelerated capital allowances	607,574	687,709	-	-
Other short term timing differences	(6,637)	(6,884)	-	-
	<u>600,937</u>	<u>680,825</u>	<u>-</u>	<u>-</u>

**17. SHARE CAPITAL**

	<u>26 September 2013</u>	<u>27 September 2012</u>
	£	£
<b>Allotted, called up and fully paid</b>		
100,000 Ordinary shares of £1 each	<u>100,000</u>	<u>100,000</u>

**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**18. RESERVES**

	Share premium account £	Investment property revaluation reserve £	Profit and loss account £
<b>Group</b>			
At 28 September 2012	6,462,822	7,475,930	8,507,068
Profit for the period	-	-	2,339,990
	<u>6,462,822</u>	<u>7,475,930</u>	<u>10,847,058</u>
At 26 September 2013			
	<u>6,462,822</u>	<u>7,475,930</u>	<u>10,847,058</u>
		Share premium account £	Profit and loss account £
<b>Company</b>			
At 28 September 2012		6,462,822	943,224
Loss for the period		-	(3,609)
		<u>6,462,822</u>	<u>939,615</u>
At 26 September 2013			
		<u>6,462,822</u>	<u>939,615</u>

**19 RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS**

	26 September 2013 £	27 September 2012 £
<b>Group</b>		
Opening shareholders' funds	22,545,820	25,339,248
Profit for the period	2,339,990	2,099,225
Dividends (Note 8)	-	(3,000,000)
Other recognised gains and losses during the period	-	(1,892,653)
	<u>24,885,810</u>	<u>22,545,820</u>
Closing shareholders' funds		
	<u>24,885,810</u>	<u>22,545,820</u>
	26 September 2013 £	27 September 2012 £
<b>Company</b>		
Opening shareholders' funds	7,506,046	7,482,298
(Loss)/profit for the period	(3,609)	3,023,748
Dividends (Note 8)	-	(3,000,000)
	<u>7,502,437</u>	<u>7,506,046</u>
Closing shareholders' funds		
	<u>7,502,437</u>	<u>7,506,046</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 loss for the period dealt with in the accounts of the company was £3,609 (2012 - £3,023,748 profit)

**FIROKA (LONDON PARK) LTD**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 26 SEPTEMBER 2013**

**20. NET CASH FLOW FROM OPERATING ACTIVITIES**

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
Operating profit	3,332,475	2,891,740
Depreciation of tangible fixed assets	326,044	381,876
Decrease/(increase) in stocks	5,734	(7,446)
Decrease/(increase) in debtors	77,725	(312,355)
(Decrease)/increase in creditors	(193,058)	157,340
<b>Net cash inflow from operating activities</b>	<b><u>3,548,920</u></b>	<b><u>3,111,155</u></b>

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

	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
<b>Returns on investments and servicing of finance</b>		
Interest received	9,747	2,453
Interest paid	(327,770)	(69,389)
<b>Net cash outflow from returns on investments and servicing of finance</b>	<b><u>(318,023)</u></b>	<b><u>(66,936)</u></b>
	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
<b>Taxation</b>		
Corporation tax	(738,850)	(676,719)
	<b>52 weeks ended 26 September 2013 £</b>	<b>52 weeks ended 27 September 2012 £</b>
<b>Capital expenditure and financial investment</b>		
Purchase of tangible fixed assets	(81,416)	(25,253)
Sale of tangible fixed assets	-	13,567
<b>Net cash outflow from capital expenditure</b>	<b><u>(81,416)</u></b>	<b><u>(11,686)</u></b>



# FIROKA (LONDON PARK) LTD

## NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 26 SEPTEMBER 2013

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

	52 weeks ended 26 September 2013 £	52 weeks ended 27 September 2012 £
<b>Financing</b>		
New secured loans	-	10,000,000
Repayment of loans	(400,000)	(5,800,046)
<b>Net cash (outflow)/inflow from financing</b>	<b>(400,000)</b>	<b>4,199,954</b>

### 22. ANALYSIS OF CHANGES IN NET DEBT

	28 September 2012 £	Cash flow £	Other non-cash changes £	26 September 2013 £
Cash at bank and in hand	4,640,075	1,982,954	-	6,623,029
Bank overdraft	(27,677)	27,677	-	-
	<b>4,612,398</b>	<b>2,010,631</b>	<b>-</b>	<b>6,623,029</b>
Debts due within one year	(375,000)	400,000	(400,000)	(375,000)
Debts falling due after more than one year	(11,488,589)	-	375,000	(11,113,589)
<b>Net debt</b>	<b>(7,251,191)</b>	<b>2,410,631</b>	<b>(25,000)</b>	<b>(4,865,560)</b>

### 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

During the period, Firoka (Kings Cross) Limited, a company under common control, charged Firoka (Oxford United Stadium) Limited £67,932 (2012 £40,854), Firoka (Oxford Leisure) Limited £19,482 (2012 £18,982) and Firoka (Oxford Hotels) Limited £98,301 (2012 £77,350) for administrative expenses

During the period, Firoka (Heythrop Park) Limited, a company under common control, charged Firoka (Oxford United Stadium) Limited £1,076 (2012 £1,887) and was charged £984 (2012 £14,526) by Firoka (Oxford Leisure) Limited and £3,603 (2012 £3,892 expenses) by Firoka (Oxford Hotels) Limited

Firoka (Oxford United Stadium) Limited owed Firoka (Kings Cross) Limited £1,988,589 (2012 £1,988,589)

At the year end, the company had provided a guarantee amounting to £350k to the bank on behalf of Mr Kassam, the ultimate controlling party

# FIROKA (LONDON PARK) LTD

## NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 26 SEPTEMBER 2013

### 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	Ceased operations as a health and fitness centre

### 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 26 September 2013		52 weeks ended 27 September 2012	
	Continuing £	Discontinued £	Continuing £	Discontinued £
Turnover	7,597,146	-	6,450,485	570,785
Cost of sales	(2,242,600)	-	(1,993,569)	(109,337)
Gross profit	5,354,546	-	4,456,916	461,448
Administrative expenses	(2,064,671)	-	(1,782,651)	(286,573)
Other operating income	42,600	-	18,108	24,492
	<b>3,332,475</b>	<b>-</b>	<b>2,692,373</b>	<b>199,367</b>