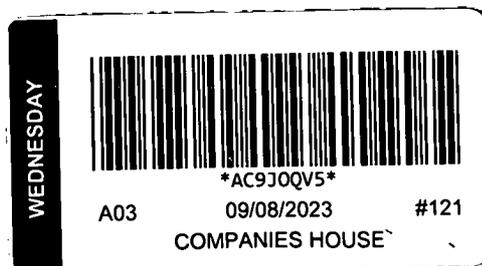


060252/800

BVI company registered number: 666642
UK foreign company registered number: FC026289

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

**ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**



GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

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GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

COMPANY INFORMATION

Directors

K. Al Khajeh
M. Al Mansoori
S. Al Hallami - alternate
A. Al Ketbi
K. Al Shamsi
M. Al Hamiri

Registered number

FC026289

Registered office

Ritter House
Wickhams Cay II
Road Town
Tortola
British Virgin Islands

UK Establishment office

C/O TMF Group
8th Floor
20 Farringdon Street
London
EC4A 4AB

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The directors present their report and the unaudited financial statements of the Company for the year ended 31 December 2022.

Principal activity

The principal activity of the Company continued to be the operation of a hotel in the United Kingdom. This hotel is operated by Marriott.

Results and dividends

The profit for the year, after taxation, amounted to £1,761,361 (2021: £1,563,769).

A dividend of £2,507,775 was declared and paid for the year ended 31 December 2022 (2021: £Nil).

Despite a slower first quarter impacted by Covid restrictions; trading was quick to rebound when restrictions were lifted. Whilst occupancy remained behind 2019 levels for the year, a rate-driven strategy resulted in an Average Daily Rate significantly exceeding 2019 levels. On a full year basis, revenues recovered close to 2019 levels.

Throughout 2022, the Company was largely hedged against increases in energy prices and despite inflationary pressure on salaries and food costs, the rate-led revenue strategy, combined with good cost controls, resulted in the result for the year exceeding expectations.

On 27 July 2022, the Company was subject to a sale by Silver Diamond TEHC24 Sàrl to Platinum Dunes C 2019 RSC Limited, a company under the common control of its ultimate parent company, at par value. This sale affected no change to the ultimate controlling party.

Political donations

The Company has made no donations to a registered political party or other political organisation in the current or prior year.

Directors

The directors who held office during the year and up to the date of signing the financial statements were:

S. Al Dhaheri	(resigned 17 February 2023)
K. Al Khajeh	
M. Al Mansoori	
J. Anand	(resigned 9 June 2023)
D. Ayyar - alternate	(resigned 17 February 2023)
M. Foxon	(resigned 19 August 2022)
S. Al Hallami - alternate	
A. Al Ketbi	
K. Al Shamsi	(appointed 17 February 2023)
M. Al Hamiri	(appointed 9 June 2023)

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Statement of directors' responsibilities in respect of the directors' report and the financial statements

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 they have elected to prepare the financial statements in accordance with applicable law and Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (UK Generally Accepted Accounting Practice applicable to Smaller Entities).

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 unaudited financial statements of the Company, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Small company exemption

In preparing this report, the directors have taken advantage of the small company exemptions provided by section 415A of the Companies Act 2006.

The directors have also taken advantage of the small company exemptions provided by section 414B of the Companies Act 2006 and have not prepared a Strategic Report.

This report was approved by the board on 22 June 2023 and signed on its behalf by:


Mohammed AlHamiri (Jun 22, 2023 15:26 GMT+1)

Mohammed Rashed Saeed Habwa Al Hamiri
Director


Khalifa Abdulla Butti Al Shamsi (Jun 22, 2023 12:39 GMT+1)

Khalifa Abdulla Butti Obaid Al Shamsi
Director

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	2022 £	2021 £
Turnover	5	8,173,724	3,102,917
Cost of sales		(2,958,486)	(1,311,398)
Gross profit		5,215,238	1,791,519
Administrative expenses		(4,026,560)	(2,802,013)
Impairment reversal - tangible assets	6	745,219	2,812,641
Operating profit		1,933,897	1,802,147
Interest receivable		415,596	3
Interest payable and similar charges		(437,182)	(201,350)
Profit before taxation		1,912,311	1,600,800
Taxation on profit for the financial year	8	(150,950)	(37,031)
Profit for the financial year		1,761,361	1,563,769

There were no recognised gains and losses for 2022 or 2021 other than those included in the profit and loss account.

The notes on pages 7 to 19 form part of these financial statements.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

BALANCE SHEET

Registered number: FC026289

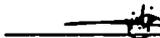
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
Fixed assets			
Intangible assets	10	–	–
Tangible assets	11	21,600,000	21,300,000
		21,600,000	21,300,000
Current assets			
Stocks	12	25,045	28,982
Debtors	13	2,129,684	288,286
Cash at bank and in hand		66,072	47,495
		2,220,801	364,763
Current liabilities			
Creditors: amounts falling due within one year	14	(1,222,594)	(10,782,266)
Net current assets/(liabilities)		998,207	(10,417,503)
Total assets less current liabilities		22,598,207	10,882,497
Creditors: amounts falling due after more than one year	15	(12,388,469)	–
Provisions for liabilities			
Deferred tax	16	(110,686)	(37,031)
Net assets		10,099,052	10,845,466
Capital and reserves			
Called up share capital	17	5,359,088	5,359,088
Retained earnings		4,739,964	5,486,378
Total equity		10,099,052	10,845,466

These financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the provisions of Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland as amended by Section 1A 'Small Entities'.

The financial statements on pages 4 to 19 were approved and authorised for issue by the board on 22 June 2023 and were signed on its behalf by:


Mohammed AlHamiri (Jun 22, 2023 15:26 GMT+1)
Mohammed Rashed Saeed Habwa Al Hamiri
Director


Khalifa Abdulla Butti Al Shamsi (Jun 22, 2023 12:39 GMT+1)
Khalifa Abdulla Butti Obaid Al Shamsi
Director

The notes on pages 7 to 19 form part of these financial statements.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2022

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2022	5,359,088	5,486,378	10,845,466
Comprehensive income for the year			
Profit for the financial year	–	1,761,361	1,761,361
Contributions by and distributions to owners			
Dividends	–	(2,507,775)	(2,507,775)
At 31 December 2022	5,359,088	4,739,964	10,099,052

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2021

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2021	4,317,311	3,922,609	8,239,920
Comprehensive income for the year			
Profit for the financial year	–	1,563,769	1,563,769
Contributions by and distributions to owners			
Issue of share capital	1,041,777	–	1,041,777
At 31 December 2021	5,359,088	5,486,378	10,845,466

The notes on pages 7 to 19 form part of these financial statements.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 General information

Gold Diamond D Manchester Airport 2005 Ltd (the Company) operates a hotel in the United Kingdom. This hotel is operated by Marriott.

The Company is a private company limited by shares and is incorporated in the British Virgin Islands. The address of its registered office is Ritter House, Wickhams Cay II, Road Town, Tortola, British Virgin Islands.

2 Statement of compliance

The individual financial statements of Gold Diamond D Manchester Airport 2005 Ltd have been prepared in compliance with United Kingdom Accounting Standards, comprising Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland', as amended by Section 1A 'Small Entities' ('FRS 102') and the Companies Act 2006.

3 Accounting policies

3.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention as modified by the revaluation of land and buildings. The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

Going concern:

The financial statements have been prepared on the going concern basis which the Directors consider appropriate for the reasons outlined below.

Despite a slower first quarter impacted by Covid-19 restrictions; trading was quick to rebound when restrictions were lifted as a result of the resurgence of international travel and a rate-driven strategy resulting in the Average Daily Rate significantly exceeding pre Covid levels. The Company is part of a cross-collateralised pool of assets that secured a new £450m debt facility with First Abu Dhabi Bank PJSC and Société Générale during the year for which a portion is allocated to the Company. The loan is repayable in July 2027. The Directors have prepared cash flow forecasts which indicate that the Company will have sufficient funds to meet its liabilities as they fall due during the going concern assessment period. Those forecasts cover a period of at least 12 months from the date of approval of these financial statements and are based upon monthly operating budgets, which take into account the expected hotel occupancy levels and rates based upon the known calendar of events in the year and a targeted marketing strategy. The budgets take into account anticipated inflationary increases in costs and in particular increased utility prices and the increase to the National Living Wages.

Consequently, the directors are confident that the Company will have adequate cash resources to continue in operational existence for the foreseeable future and have therefore prepared the financial statements on the going concern basis.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

3.2 Turnover

Turnover is the value of services and goods sold, within the United Kingdom, as part of the Company's continuing ordinary activities after deducting value added taxes.

(i) Sale of services

Turnover is recognised on room sales and guest services when rooms are occupied and services have been rendered.

(ii) Sale of goods - retail

Sales of goods are recognised on sale to the customer which is considered the point of delivery. Retail sales are usually by cash, credit or payment card.

3.3 Exceptional items

The Company classifies certain one-off charges or credits that have a material impact on the Company's financial results as 'exceptional items'. These are disclosed separately to provide further understanding of the financial performance of the Company.

Gains or losses which are recognised in the profit and loss account on the impairment or reversal of impairment of land and buildings are treated as exceptional items.

3.4 Interest receivable

Interest receivable is recognised in the profit and loss account using the effective interest method.

3.5 Interest payable and similar charges

Interest payable is charged to the profit and loss account 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.

3.6 Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

Current or deferred taxation assets and liabilities are not discounted.

(i) Current tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period end.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

3.6 Taxation (continued)

(ii) Deferred tax

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

3.7 Dividends

Dividends and other distributions to the Company's shareholders are recognised as a liability in the period in which the dividends and other distributions are approved by the Company's shareholders. The amounts are recognised in the statement of changes in equity.

The company makes dividend distributions to its shareholders as permissible under the regulations set out within Division 4 of the BVI Business Companies Act, 2004.

3.8 Intangible assets

Goodwill is the difference between amounts paid on the acquisition of a business and the fair value of the identifiable assets and liabilities and amortised to the profit and loss account over its estimated economic life.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

3.9 Tangible assets

Tangible assets include a freehold hotel. Land and hotel buildings are stated at fair value, and hotel fixtures and fittings are stated at cost. Hotel refurbishment costs are capitalised in the period in which they are incurred. Repairs and maintenance costs are expensed as incurred.

A full valuation is carried out by a qualified external valuer every year. Revaluation gains are taken to the statement of other comprehensive income unless reversing a previously recognised impairment, when they are recognised in the profit and loss account. Revaluation losses are recognised in the statement of other comprehensive income to the extent that they offset previous revaluation gains. All other losses, including those incurred by a clear consumption of economic benefit, are charged to the profit and loss account. On revaluation of assets carried at fair value, accumulated depreciation at the date of valuation is taken to the statement of other comprehensive income.

Freehold land is not depreciated. Depreciation on hotel buildings, fixtures and fittings is provided at rates calculated to write off the value/cost less estimated residual value of each asset over its expected useful life.

Major refurbishments would be classified as construction in progress and stated at cost. They would be reclassified and depreciated when the related assets are made available for use.

Depreciation is provided on the following basis:

Freehold buildings	– Lesser of estimated useful life and 50 years
Fixtures and fittings	– Between 3 and 25 years

The carrying value of fixtures, fittings and equipment is reviewed for impairment if events or changes in circumstances indicate that the carrying value may not be recoverable as well as at the end of each reporting period. Any impairment in the value of assets below depreciated cost is charged to the profit and loss account.

3.10 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to sell.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the profit and loss account.

3.11 Cash

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Bank overdrafts, when applicable, are shown within borrowings in current liabilities.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

3.12 Financial instruments

(i) Financial assets

Basic financial assets, including trade and other debtors, amounts owed by group undertakings and cash and bank balances are initially recognised at transaction price. Such assets are subsequently measured at amortised cost using the effective interest method.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the profit and loss account.

(ii) Financial liabilities

Basic financial instruments, including trade and other creditors, amounts owed to group undertakings, loans from fellow group companies and bank loans are initially recognised at transaction price.

Trade creditors are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derivatives, including interest rate swaps are not basic financial instruments.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in the profit and loss account within interest payable and similar charges or interest receivable as appropriate.

The Company does not currently apply any hedge accounting for interest rate derivatives.

Derivatives are derecognised when the liability is extinguished, that is when the contracted obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3.13 Foreign currency translation

The Company's functional and presentational currency is pound sterling.

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the balance sheet date.

Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction.

Exchange gains and losses are recognised in the profit and loss account.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

3.14 Operating leases: lessee

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Payments under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

3.15 Management fees

Management fees are paid to the hotel's operator and include a base fee, based upon a percentage of hotel revenue and recognised in the year in which the revenue is incurred.

4 Critical accounting judgements and estimation uncertainty

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

i. Tangible assets

Tangible assets are revalued annually by independent valuers to assess the fair value of the hotel assets.

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 11 for the carrying amount of tangible assets.

ii. Derivatives - interest rate swap

The interest rate swap is revalued annually by an independent valuer to assess the fair value at the balance sheet. See note 13 for the fair value of the derivative.

iii. Taxes

Determining income tax provisions involves judgements on the tax treatment of certain transactions. A deferred tax asset is recognised on tax losses not yet used on temporary differences where it is probable that there will be taxable income against which these can be offset. See note 16 for details of deferred tax recognised.

iv. Contingent liabilities

The Company considers the potential obligations which may be incurred as a result of past events and the uncertainty of the impact on the Company. Where the Company identifies a present obligation for which payment is probable and the amount can be reliably estimated a provision is recognised. See note 20 for details.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

5 Turnover

The total turnover of the Company for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

An analysis of turnover by class of business is as follows:

	2022	2021
	£	£
Room revenue	6,469,275	2,378,307
Food and beverages	494,998	166,356
Other income	1,209,451	558,254
	8,173,724	3,102,917

6 Exceptional items

	2022	2021
	£	£
Impairment reversal - tangible assets (note 11)	745,219	2,812,641

Impairment reversal - tangible assets

The directors have considered the carrying value of the Company's hotel asset following a valuation by CBRE Hotels Ltd dated 31 December 2022 carried out in accordance with the RICS valuation - Professional Standards effective from January 2022. This resulted in an impairment reversal of £745,219 (2021: £2,812,641).

7 Staff costs

The Company had no employees other than the directors during the year ended 31 December 2022 or the previous financial year.

The directors emoluments in respect of their services to the Company during the year ended 31 December 2022 or the previous financial year were incidental.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

8 Taxation

	2022 £	2021 £
Corporation tax		
Current tax on profit for the year	77,295	–
Total current tax	77,295	–
Deferred tax		
Origination and reversal of timing differences	57,134	28,143
Impact of change in tax rate	18,043	8,888
Adjustment in respect of prior periods	(1,522)	–
Total deferred tax	73,655	37,031
Taxation on profit on ordinary activities	150,950	37,031

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2021: lower than) the standard rate of corporation tax in the UK of 19% (2021: 19%). The differences are explained below:

	2022 £	2021 £
Profit on ordinary activities before tax	1,912,311	1,600,800
Profit before taxation multiplied by standard rate of corporation tax in the UK of 19% (2021: 19%)	363,339	304,152
Effects of:		
Impairment - tangible assets	(107,838)	(391,464)
Expenses not deductible for tax purposes	13,357	1,967
Adjustment in respect of prior periods	(1,522)	–
Impact of change in tax rate	18,043	8,888
Unrecognised deferred tax	(134,429)	(83,619)
Effects of group relief/other relief	–	197,107
Total tax charge for the year	150,950	37,031

Factors that may affect future tax charges

Changes to UK corporation tax rates were substantively enacted by the Finance Bill 2021 (on 24 May 2021). These included an increase in the corporation tax rate from 19% to 25% from 1 April 2023. Deferred taxes at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

9 Dividends

	2022	2021
	£	£
Dividends paid	2,507,775	-

10 Intangible assets

	Goodwill
	£
Cost	
At 1 January 2022 and 31 December 2022	1,267,953
Amortisation	
At 1 January 2022 and 31 December 2022	1,267,953
Net book value	
At 31 December 2022	-
At 31 December 2021	-

11 Tangible assets

	Freehold land and buildings (At valuation)	Fixtures and fittings (At cost)	Construction in progress (At cost)	Total
	£	£	£	£
Valuation/cost				
At 1 January 2022	16,567,853	12,487,590	78,176	29,133,619
Additions	53,943	197,203	66,170	317,316
Transfers between classes	-	1,877	(1,877)	-
Revaluation	745,219	-	-	745,219
Reversal of depreciation on revaluation	(55,894)	-	-	(55,894)
At 31 December 2022	17,311,121	12,686,670	142,469	30,140,260
Accumulated depreciation				
At 1 January 2022	-	7,833,619	-	7,833,619
Charge for the year	55,894	706,641	-	762,535
Reversal on revaluation	(55,894)	-	-	(55,894)
At 31 December 2022	-	8,540,260	-	8,540,260
Net book value				
At 31 December 2022	17,311,121	4,146,410	142,469	21,600,000
At 31 December 2021	16,567,853	4,653,971	78,176	21,300,000

Following a valuation by CBRE Hotels Ltd dated 31 December 2022, the directors have revalued the Company's hotel asset to £21,600,000 (2021: £21,300,000). The valuation was carried out in accordance with the RICS Valuation - Professional Standards effective from January 2022.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

11 Tangible assets (continued)

The fair value was measured on the basis of future earning potential. CBRE Hotels Ltd, prepare an income and expenditure forecast which is then capitalised using discounted cash flow model. The capitalisation rate is selected by taking into account market transactions and factors such as age, location and condition, of the property. Any capital expenditure, which an investor would require to spend in the foreseeable future, would be deducted from the investment value. The key assumptions applied in determining the fair value of the hotel asset are discount rate, terminal cap rate and long term growth rate.

The valuation has been incorporated into the financial statements, the resulting impairment reversal has been taken to the profit and loss account. The revaluation during the year ended 31 December 2022 resulted in a revaluation surplus of £745,219.

If the land and buildings had not been revalued they would have been included at the following amounts:

	2022 £	2021 £
Cost	39,255,275	39,201,332
Accumulated depreciation/ impairment	(21,944,154)	(22,633,479)
Net book value based on historical cost	17,311,121	16,567,853

12 Stocks

	2022 £	2021 £
Finished goods and goods for resale	25,045	28,982

13 Debtors

	2022 £	2021 £
Trade debtors	446,722	222,327
Amounts owed by group undertakings	1,199,311	–
Other debtors	–	21,568
Interest rate swaps	413,126	–
Prepayments and accrued income	33,531	4,040
Tax recoverable	36,994	40,351
	2,129,684	288,286

Trade debtors are stated after provisions for impairment of £3,493 (2021: £1,978).

Amounts owed by group undertakings was unsecured, interest free and repayable on demand.

The interest rate swap limits the Company's exposure to interest rate movements on bank borrowings and expires on 25 July 2025. The fair value at the balance sheet date was £413,126. The resulting gain of £413,126 was shown within interest receivable and other income.

GOLD DIAMOND D MANCHESTER AIRPORT 2005 LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

14 Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans (net of issue costs)	–	8,291,718
Trade creditors	161,874	250,410
Amounts owed to group undertakings	37,501	1,695,858
Other creditors	134,336	5,622
Accruals and deferred income	888,883	538,658
	1,222,594	10,782,266

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

15 Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Bank loans (net of issue costs)	12,388,469	–

On 27 July 2022, the Company entered into a group facility agreement with two new lenders, First Abu Dhabi Bank PJSC and Société Generale. The Company, as a borrower under the facility, received a loan of £12,548,497.

The Company used the above loan proceeds to repay its existing loan of £8,299,227 in full. Unamortised arrangement fees on this loan amounting to £7,509 were taken to the profit and loss account during the year and are shown within interest payable and other charges.

The new bank loan is repayable on 26 July 2027. Interest is accrued daily at the SONIA Compounded Reference Rate for that day plus 2.75% and paid quarterly. Loan arrangement fees of £175,073 were capitalised and are being amortised over the loan term. The loan is shown net of these deferred fees. At 31 December 2022, the unamortised arrangement fees were £160,028.

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16 Deferred tax

	2022 £	2021 £
At 1 January	(37,031)	–
Charged to the profit and loss account	(73,655)	(37,031)
At 31 December	(110,686)	(37,031)

The deferred tax liability is made up as follows:

	2022 £	2021 £
Fixed asset timing differences	264,462	282,554
Losses	110,685	37,031
Revaluations	(384,359)	(356,616)
Short term timing differences	(101,474)	–
	(110,686)	(37,031)

A deferred tax asset of £1,609,709 (2021: £1,525,499) arising from capital and trading losses has not been recognised as there is insufficient evidence of future taxable profits to confirm recoverability in the foreseeable future.

17 Share capital

	2022 £	2021 £
Allotted, called up and fully paid		
5,359,088 (2021: 5,359,088) ordinary shares of £1 each	5,359,088	5,359,088

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

18 Capital commitments

At 31 December the Company had capital commitments as follows:

	2022 £	2021 £
Contracts placed for future capital expenditure not provided in the financial statements	120,298	91,318

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19 Commitments under operating leases

At 31 December the Company had the following future minimum lease payments under non-cancellable operating leases for each of the following periods:

	2022	2021
	£	£
Not later than 1 year	4,860	4,860
Later than 1 year and not later than 5 years	67	4,995
	4,927	9,855

20 Contingent liabilities

The Company and several fellow group undertakings entered into a facility agreement with a number of third parties, in respect of a bank loan.

This loan is secured by way of a fixed and floating charge over the present and future property and assets of this Company and the property and assets of the fellow group undertakings.

The directors do not anticipate the security being called in.

21 Related party transactions

The Company is exempt from disclosing related party transactions with companies that are wholly owned within the Platinum Oasis A 2018 RSC Limited group.

22 Immediate and ultimate parent undertakings and controlling party

The immediate parent undertaking is Platinum Dunès C 2019 RSC Limited, a company registered in Abu Dhabi Global Market.

Platinum Oasis A 2018 RSC Limited, a company registered in Abu Dhabi Global Market, U.A.E. is the parent undertaking of the largest group to consolidate these financial statements, copies of which are available from Level 26, Al Khatem Tower Abu Dhabi Global Market Square, Al Maryah Island, Abu Dhabi, United Arab Emirates.

The ultimate controlling entity is the Abu Dhabi Investment Authority, a public institution established by the Government of the Emirate of Abu Dhabi in 1976 as an independent investment institution.

23 Post balance sheet events

There have been no significant events after the balance sheet date and up to the date of signing these financial statements.