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Gold Diamond D Bristol 2005 Ltd

**Annual report and financial statements
for the year ended 31 December 2016**

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Gold Diamond D Bristol 2005 Ltd

Company Information

Directors	S. Al Dhaheri K. Al Shamsi F. Veenstra S. Al Hallami - alternate
Registered number	FC026293
Registered office	171 Main Street PO Box 4041 Road Town Tortola British Virgin Islands
Business address	400 Capability Green Luton Bedfordshire LU1 3LU United Kingdom

Gold Diamond D Bristol 2005 Ltd

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Gold Diamond D Bristol 2005 Ltd

Strategic report for the year ended 31 December 2016

The directors present their strategic report and the unaudited financial statements of the company for the year ended 31 December 2016.

Business review

The principal activity of the company continued to be the operation of a hotel in the United Kingdom.

The company has reported an operating profit of £3,649,529 (2015: £8,771,274).

The profit for the underlying business before adjusting for exceptional items was £1,614,819 (2015: £1,272,837). Exceptional items relate to the reversal of £2,034,710 (2015: £4,267,637) and the gain on disposal of fixed assets of £Nil (2015: £3,230,800).

The profit for the year, after taxation, amounted to £3,100,259 (2015: £7,687,385).

The directors consider the key financial indicators to be:

	2016	2015
Gross profit margin	58.05%	56.29%
Operating profit margin before exceptional items	15.01%	11.61%
Profit after tax	£3,100,259	£7,687,385
Valuation of hotel asset	£24,400,000	£22,300,000

Principal risks and uncertainties

The company is subject to a variety of risks, which may have an adverse impact on the business, its operating results, turnover, profit, assets and reserves.

Listed below are the main risks which, in the opinion of the directors, could significantly affect the company's business.

- *Competitive risks*

The directors review the hotel against a self selected group of competitor hotels. These reports allow the company to compare accommodation occupancy percentage, average rate, revenue per available room (RevPAR) and its competitive position in market penetration, average rate and revenue generation against the competitive group.

- *Currency risk*

The hotel business is affected by the strength of sterling, with strong sterling increasing the effective room rates to international guests.

- *Legislative risks*

Health and safety regulations are constantly reviewed and to this effect the hotel has an appointed Health and Safety Manager to carry out all legally required training and to ensure all health and safety policies are communicated and adhered to.

- *Economic environment*

The company operates in a competitive environment influenced by the UK economy. Adverse economic and financial market developments, including recession and currency fluctuations could lead to lower revenues and reduced income. Experience shows a recession lessens both leisure and business travel and negatively affects rooms' rates and/or occupancy levels and other income-generating activities such as food and beverage sales. This may result in worsening of operating results and potentially reduce the value of properties.

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Strategic report for the year ended 31 December 2016

Principal risks and uncertainties (continued)

- *Events that impact domestic and international travel*

Room rates and occupancy levels of the hotel could be negatively affected by events that reduce domestic and/or international travel. These include events such as acts of terrorism, epidemics, travel-related industrial action and increased fuel costs all of which could result in a fall in both domestic and worldwide travel. Such events may lead to a fall in demand for hotel rooms that would have a subsequent impact on the company's operations and financial results.

- *Technology and systems*

The company is reliant upon certain IT systems for the smooth and efficient running of its business and any disruption to those IT systems could have a detrimental effect on the running of the business. If the company does not keep up-to-date with new IT developments it runs the risk of becoming less competitive, which could result in a loss of customers and a failure to attract new customers.

Future developments


The company is endeavouring to improve performance.

The directors expect the hotel to continue to trade profitably.

This report was approved by the board on

11 July

2017 and signed on its behalf by:



S. Al Dhaheeri
Director



F. Veenstra
Director

Gold Diamond D Bristol 2005 Ltd

Directors' report for the year ended 31 December 2016

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2016.

Results and dividends

The profit for the year, after taxation, amounted to £3,100,259 (2015: £7,687,385).

The directors do not recommend the payment of a final dividend for the year ended 31 December 2016.

Going concern

The directors believe that the company has sufficient financial resources to meet its trading obligations as and when they fall due and accordingly these financial statements have been prepared on a going concern basis.

Future developments

An indication of the likely future developments of the company is provided in the strategic report.

Fixed assets

The directors have considered the value of the company's hotel asset, revaluing it at 31 December 2016 to reflect a valuation of £24,400,000 (2015: £22,300,000) by CBRE Hotels Ltd dated 31 December 2016. The valuation was carried out in accordance with the RICS Valuation - Professional Standards effective from January 2014.

Financial risk management objectives and policies

The activities of the company expose it to a number of financial risks, which it seeks to mitigate, including credit risk and liquidity risk.

- Credit risk

The company's principal financial assets are bank balances and cash, trade and other receivables. The company's credit risk is primarily attributable to its trade receivables which are stated net of allowances for doubtful receivables and where there is an identified loss event they are impaired.

Credit risk is spread over a large number of counterparties and customers.

- Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the company uses short term debt from its immediate parent undertaking.

Directors

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

S. Al Dhaheri
K. Al Shamsi
F. Veenstra
S. Al Hallami - alternate (appointed 10 March 2016)

Gold Diamond D Bristol 2005 Ltd

Directors' report for the year ended 31 December 2016

Directors' responsibilities statement

The directors are responsible for preparing the strategic report, 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 prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), comprising Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ('FRS 102'). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

This report was approved by the board on



S. Al Dhaheeri
Director

11 July

2017 and signed on its behalf by:



F. Veenstra
Director

Gold Diamond D Bristol 2005 Ltd

Profit and loss account for the year ended 31 December 2016

	Note	2016 £	2015 £
Turnover	5	10,760,911	10,959,307
Cost of sales		(4,513,846)	(4,790,636)
Gross profit		6,247,065	6,168,671
Administrative expenses		(4,632,246)	(4,895,834)
Impairment reversal - tangible fixed assets	6	2,034,710	4,267,637
Gain on disposal - tangible fixed assets	6	-	3,230,800
Operating profit	7	3,649,529	8,771,274
Interest receivable	9	-	1,387
Interest payable and similar expenses	10	(428,163)	(919,576)
Profit on ordinary activities before taxation		3,221,366	7,853,085
Taxation on profit on ordinary activities	11	(121,107)	(165,700)
Profit for the financial year		3,100,259	7,687,385

There were no recognised gains and losses for 2016 or 2015 other than those included in the profit and loss account.

The notes on pages 9 to 21 form part of these financial statements.

Balance sheet as at 31 December 2016

	Note	2016 £	2016 £	2015 £	2015 £
Fixed assets					
Intangible assets	12		-		-
Tangible assets	13		24,400,000		22,300,000
			24,400,000		22,300,000
Current assets					
Stocks	14	43,351		37,248	
Debtors	15	2,227,182		3,204,280	
Cash at bank and in hand		448,371		463,527	
		2,718,904		3,705,055	
Creditors: Amounts falling due within one year	16	(1,517,345)		(3,581,927)	
Net current assets			1,201,559		123,128
Total assets less current liabilities			25,601,559		22,423,128
Creditors: Amounts falling due after more than one year	17		(9,517,787)		(9,453,148)
Provisions for liabilities					
Deferred tax	18		(13,533)		-
Net assets			16,070,239		12,969,980
Capital and reserves					
Called up share capital	19		6,952,227		6,952,227
Retained earnings			9,118,012		6,017,753
Total equity			16,070,239		12,969,980

The financial statements on pages 5 to 21 were approved by the board on
and were signed on its behalf by:

11 July

2017


S. Al Dhaheri
Director


F. Veenstra
Director

Gold Diamond D Bristol 2005 Ltd

Statement of changes in equity for the year ended 31 December 2016

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2016	6,952,227	6,017,753	12,969,980
Comprehensive income for the year			
Profit for the financial year	-	3,100,259	3,100,259
At 31 December 2016	6,952,227	9,118,012	16,070,239

Statement of changes in equity for the year ended 31 December 2015

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2015	6,952,223	(1,669,628)	5,282,595
Comprehensive income for the year			
Profit for the financial year	-	7,687,385	7,687,385
Contributions by and distributions to owners			
Redenomination of share capital	4	-	4
Redenomination of share capital	-	(4)	(4)
At 31 December 2015	6,952,227	6,017,753	12,969,980

The notes on pages 9 to 21 form part of these financial statements.

Gold Diamond D Bristol 2005 Ltd

Statement of cash flows for the year ended 31 December 2016

		2016 £	2015 £
Cash flows from operating activities			
Profit for the financial year		3,100,259	7,687,385
Adjustments for:			
Depreciation of tangible assets	13	411,351	432,517
Profit on disposal of tangible assets		-	(3,230,800)
Impairment reversal - tangible fixed assets	13	(2,034,710)	(4,267,637)
(Increase)/decrease in stocks		(6,103)	13,331
Decrease in debtors		7,792	63,175
Decrease/(increase) in amounts owed by group undertakings		861,732	(2,196,917)
(Decrease)/increase in creditors		(1,739,582)	2,223,249
(Decrease)/increase in amounts owed to group undertakings		(325,000)	318,361
Taxation on profit on ordinary activities	11	121,107	165,700
Interest payable and similar charges	10	428,163	919,576
Interest receivable	9	-	(1,387)
Net cash generated from operating activities		825,009	2,126,553
Cash flows from investing activities			
Purchase of tangible fixed assets	13	(476,641)	(1,064,880)
Sale of tangible fixed assets		-	6,880,800
Interest received	9	-	1,387
Net cash (used in)/from investing activities		(476,641)	5,817,307
Cash flows from financing activities			
Repayment of loan from parent undertaking		-	(6,880,800)
Dividends paid		-	(355,703)
Interest and similar charges paid	10	(363,524)	(855,347)
Net cash used in financing activities		(363,524)	(8,091,850)
Net decrease in cash and cash equivalents		(15,156)	(147,990)
Cash and cash equivalents at beginning of year		463,527	611,517
Cash and cash equivalents at the end of year		448,371	463,527
Cash and cash equivalents at the end of year comprise:			
Cash at bank and in hand		448,371	463,527

The notes on pages 9 to 21 form part of these financial statements.

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

1. General information

Gold Diamond D Bristol 2005 Ltd ('the company') operates a hotel in the United Kingdom.

The company is a private company limited by shares and is incorporated in the British Virgin Islands. The address of its registered office is 171 Main Street, PO Box 4041, Road Town, Tortola, British Virgin Islands.

2. Statement of compliance

The individual financial statements of Gold Diamond D Bristol 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' ('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.

3.2 Going concern

The directors believe that the company has sufficient financial resources to meet its trading obligations as and when they fall due and accordingly these financial statements have been prepared on a going concern basis.

3.3 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.

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

3. Accounting policies (continued)

3.4 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.

3.5 Interest receivable

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

3.6 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.

3.7 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.

(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.

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

3. Accounting policies (continued)

3.8 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.

3.9 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.

3.10 Tangible fixed assets

Tangible fixed assets include freehold hotels. Land and hotel buildings are stated at fair value, and hotel fixtures, fittings and equipment 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, fittings and equipment is provided at rates calculated to write off the value/cost less estimated residual value of each asset over its expected useful life.

Depreciation is provided on the following basis:

Freehold buildings	- Lesser of estimated useful life and 50 years
Fixtures, fittings and equipment	- 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.

3.11 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.

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

3. Accounting policies (continued)

3.12 Cash

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

3.13 Financial instruments

(i) Financial assets

Basic financial assets, including trade and other debtors 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 and loans from fellow group companies 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.

(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.

3.14 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.

3.15 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.

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

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 fixed assets

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

The annual depreciation charge for tangible fixed 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 re-assessed 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 13 for the carrying amount of tangible fixed assets.

(ii) Impairment of trade debtors

The company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience. See note 15 for the net carrying amount of the debtors and associated impairment provision.

(iii) Taxes

Determining income tax provisions involves judgements on the tax treatment of certain transactions. Deferred tax 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 18 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 22 for details.

5. Turnover

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

Management considers turnover to comprise principally of services, with an immaterial value of goods sold.

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

6. Exceptional items

	2016 £	2015 £
Impairment reversal- tangible fixed assets	2,034,710	4,267,637
Gain on disposal - tangible fixed assets	-	3,230,800
	<u>2,034,710</u>	<u>7,498,437</u>

Impairment reversal - tangible fixed assets

The directors have considered the carrying value of the company's hotel asset following a valuation by CBRE Hotels Ltd dated 31 December 2015, carried out in accordance with the RICS valuation - Professional Standards effective from January 2014. This resulted in the reversal of impairment of £2,034,710 (2015: £4,267,637).

Gain on disposal - tangible fixed asset

During the previous year, the company sold a vacant office building by way of a long lease for a term of 250 years and reserving a peppercorn rent.

7. Operating profit

The operating profit is stated after charging:

	2016 £	2015 £
Depreciation of tangible fixed assets (note 13)	411,351	432,517
Operating lease rentals	93,332	93,332
	<u>504,683</u>	<u>525,849</u>

8. Staff costs

The company had no employees other than the directors during the year ended 31 December 2016 or the previous financial year.

The directors did not receive or waive any emoluments in respect of their services to the company during the year ended 31 December 2016 or the previous financial year.

9. Interest receivable

	2016 £	2015 £
Bank interest receivable	-	1,387
	<u>-</u>	<u>1,387</u>

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

10. Interest payable and similar charges

	2016 £	2015 £
Bank interest payable	169	-
Loans from parent undertakings	363,355	855,347
Loan arrangement fees	64,639	64,229
	428,163	919,576

11. Taxation

There is no current tax for the financial year ended 31 December 2016 or the previous financial year.

	2016 £	2015 £
Deferred tax		
Origination and reversal of timing differences	139,955	156,363
Impact of change in tax rate	(14,792)	10,048
Adjustment in respect of prior periods	(4,056)	(711)
Taxation on profit on ordinary activities	121,107	165,700

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2015: lower than) the standard rate of corporation tax in the UK of 20% (2015: 20.25%). The differences are explained below:

	2016 £	2015 £
Profit on ordinary activities before tax	3,221,366	7,853,085
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015: 20.25%)	644,273	1,589,981
Effects of:		
Expenses not deducted for tax purposes	10,170	7,572
Adjustment in respect of prior periods	(4,056)	(711)
Impairment - tangible fixed assets	(377,453)	(688,663)
Impact of changes in tax rates	(14,792)	10,048
Group relief	(126,492)	49,399
Gain on disposal - tangible fixed assets	-	(801,926)
Deferred tax not recognised	(10,543)	-
Total tax charge for the year	121,107	165,700

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

11. Taxation (continued)

Factors that may affect future tax charges

Changes to the UK corporation tax rates were substantively enacted as part of the Finance Bill 2015 (on 26 October 2015) and Finance Bill 2016 (on 7 September 2016). These include reductions to the main rate to reduce the rate to 19% from 1 April 2017 and to 17% from 1 April 2020. Deferred rates at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

12. Intangible assets

	Goodwill £
Cost	
At 1 January 2016 and 31 December 2016	<u>1,279,322</u>
Amortisation	
At 1 January 2016 and 31 December 2016	<u>1,279,322</u>
Net book value	
At 31 December 2016	<u><u>-</u></u>
At 31 December 2015	<u><u>-</u></u>

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

13. Tangible fixed assets

	Freehold land and buildings (At valuation) £	Fixtures and fittings (At cost) £	Total £
Valuation/cost			
At 1 January 2016	19,478,625	10,216,845	29,695,470
Additions	93,557	383,084	476,641
Revaluation	2,034,710	-	2,034,710
Reversal of depreciation on revaluation	(50,849)	-	(50,849)
At 31 December 2016	<u>21,556,043</u>	<u>10,599,929</u>	<u>32,155,972</u>
Accumulated depreciation			
At 1 January 2016	-	7,395,470	7,395,470
Charge for the year	50,849	360,502	411,351
Reversal on revaluation	(50,849)	-	(50,849)
At 31 December 2016	<u>-</u>	<u>7,755,972</u>	<u>7,755,972</u>
Net book value			
At 31 December 2016	<u>21,556,043</u>	<u>2,843,957</u>	<u>24,400,000</u>
At 31 December 2015	<u>19,478,625</u>	<u>2,821,375</u>	<u>22,300,000</u>

The directors have considered the value of the company's hotel asset, revaluing it at 31 December 2016 to reflect a valuation of £24,400,000 (2015: £22,300,000) by CBRE Hotels Ltd dated 31 December 2016. The valuation was carried out in accordance with the RICS Valuation - Professional Standards effective from January 2014.

The valuation has been incorporated into the financial statements, the resulting revaluation adjustment has been taken to the profit and loss account. The revaluation during the year ended 31 December 2016 resulted in a revaluation surplus of £2,034,710.

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

	2016 £	2015 £
Cost	32,743,013	32,649,456
Accumulated depreciation	(11,186,970)	(13,170,831)
Net book value based on historical cost	<u>21,556,043</u>	<u>19,478,625</u>

Gold Diamond D Bristol 2005 Ltd

Notes to the financial statements for the year ended 31 December 2016

14. Stocks

	2016 £	2015 £
Finished goods and goods for resale	43,351	37,248

15. Debtors

	2016 £	2015 £
Due after more than one year		
Deferred tax asset (note 18)	-	107,574
Due within one year		
Trade debtors	342,919	291,605
Amounts owed by group undertakings	1,676,312	2,538,044
Prepayments and accrued income	207,951	267,057
	2,227,182	3,204,280

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

Trade debtors and amounts owed by group undertakings are financial assets measured at amortised cost.

Trade debtors are stated after provisions for impairment of £2,205 (2015: £2,670).

16. Creditors: Amounts falling due within one year

	2016 £	2015 £
Trade creditors	332,510	768,798
Amounts owed to group undertakings	-	325,000
Other taxation and social security	36,033	1,427,232
Other creditors	9,150	10,402
Accruals and deferred income	1,139,652	1,050,495
	1,517,345	3,581,927

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

Trade creditors, amounts owed to group undertakings and other creditors are financial liabilities measured at amortised cost.

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Notes to the financial statements for the year ended 31 December 2016

17. Creditors: Amounts falling due after more than one year

	2016 £	2015 £
Loan from parent undertaking	9,517,787	9,453,148

The company is party to three loan agreements with Silver Diamond TEHC24 Sàrl, the immediate parent undertaking. The loans are repayable on 17 April 2024 or within 4 years and 350 days from the date of agreement with 30 days written notice.

The loan interest is payable quarterly and included within amounts owed to group undertakings, as a creditor due within one year. Loan arrangement fees are amortised over the loan term and the loan is shown net of these deferred fees.

The loan principal values and interest rates are shown in the table below:

Loan principal £	Arrangement fee %	Unamortised arrangement fee £	Interest rate LIBOR 3mGBP %
7,499,696	3.79%	129,101	+3.14% (capped at 3.50%)
1,874,924	2.12%	17,968	+3.14%
290,236	-	-	+6.51%
9,664,856		147,069	

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Notes to the financial statements for the year ended 31 December 2016

18. Deferred taxation

	2016 £	2015 £
At 1 January	107,574	273,274
Charged to the profit and loss account	(121,107)	(165,700)
At 31 December	(13,533)	107,574

The deferred tax (liability)/asset is made up as follows:

	2016 £	2015 £
Fixed asset timing differences	345,950	461,663
Revaluations	(359,483)	(354,089)
	(13,533)	107,574

A deferred tax asset of £Nil (2015: £9,489) arising from trading losses has not been recognised as there is insufficient evidence of future taxable profits to confirm recoverability in the foreseeable future.

19. Share capital

	2016 £	2015 £
Allotted, called up and fully paid		
6,952,227 (2015: 6,952,227) ordinary shares of £1 each	6,952,227	6,952,227

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.

20. Capital commitments

At 31 December the company had capital commitments as follows:

	2016 £	2015 £
Contracts placed for future capital expenditure not provided in the financial statements	378,198	535,881

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Notes to the financial statements for the year ended 31 December 2016

21. 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:

	2016 £	2015 £
Not later than 1 year	20,246	61,969
Later than 1 year and not later than 5 years	2,516	17,048
Total	22,762	79,017

22. Contingent liabilities

The company is listed as a guarantor in a facility agreement with a number of third parties, in respect of a loan to Silver Diamond TEHC24 Sàrl, the immediate parent undertaking and another group undertaking. The facility agreement is for a loan of up to £340,000,000, and was fully drawn at the year end date. This loan was secured by way of a fixed and floating charge over the present and future property and assets of the company and those of several other group undertakings. The directors do not anticipate the security being called in.

23. Related party transactions

The company is exempt from disclosing related party transactions with companies that are wholly owned within the Tamweelview European Holdings SA group.

24. Immediate and ultimate parent undertakings and controlling party

The immediate parent undertaking is Silver Diamond TEHC24 Sàrl, a company registered in Luxembourg. Silver Diamond TEHC24 Sàrl is the parent undertaking of the smallest group to consolidate these financial statements.

Tamweelview European Holdings SA, a company registered in Luxembourg is the parent undertaking of the largest group to consolidate these financial statements, copies of which are available from 2C rue Albert Borschette, L-1246 Luxembourg, Grand Duchy of Luxembourg.

The ultimate parent undertaking is Silver Holdings SA, a company registered in Luxembourg.

The ultimate controlling entity is the Abu Dhabi Investment Authority, registered in United Arab Emirates.