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BVI company registered number: 666651
UK foreign company registered number: FC026307

Gold Diamond D York 2005 Ltd

**Annual report and financial statements
for the year ended 31 December 2019**

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Gold Diamond D York 2005 Ltd

Company information

Directors	S. Al Dhaheri - alternate S. Al Darmaki K. Al Khajeh M. Al Mansoori J. Anand D. Ayyar - alternate M. Foxon A. Garrod - alternate
Registered number	FC026307
Registered office	Ritter House Wickhams Cay II Road Town Tortola British Virgin Islands
UK Establishment office	400 Capability Green Luton Bedfordshire LU1 3LU United Kingdom

Gold Diamond D York 2005 Ltd

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Directors' report for the year ended 31 December 2019

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2019.

Principal activity

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

Results and dividends

The loss for the year, after taxation, amounted to £38,347 (2018: £670,367).

The directors do not recommend the payment of a final dividend for the year ended 31 December 2019 (2018: £Nil).

The recent Coronavirus ("COVID-19") outbreak, declared a pandemic by the World Health Organisation in March 2020, is expected to have a significant impact on the industry that the company operates in. For the company's 31 December 2019 financial statements, the COVID-19 outbreak and the related impacts are considered non-adjusting events. Consequently, there is no impact on the recognition and measurement of assets and liabilities.

Given the inherent uncertainties, the directors of the company cannot, at this time, reasonably or practicably estimate the impact this will have on its financial position, results of operations or cash flows in the future. However, the directors will continue to closely monitor the impact of the COVID-19 outbreak on the operations and business activities of the company.

Going concern

The operations and business activities of the company have been impacted by the recent COVID-19 outbreak. The balance sheet of the company shows a net current liabilities position and the parent undertaking, Tamweelview European Holdings SA has given a written undertaking that it has the capacity and intention to support the company to allow it to meet its liabilities as they fall due for 12 months from the approval of these financial statements including, if necessary, the repayment of the company's bank debt. Therefore, 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.

Directors

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

F. Veenstra (resigned 12 December 2019)
S. Al Dhaheri - alternate
S. Al Darmaki
K. Al Khajeh
M. Al Mansoori
J. Anand
D. Ayyar - alternate
M. Foxon
A. Garrod - alternate
C. Scragg - alternate (resigned 1 January 2020)

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Directors' report (continued) for the year ended 31 December 2019

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 financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and 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 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 13 July

2020 and signed on its behalf by:


Director

13 July 2020


Director

13 July 2020

Gold Diamond D York 2005 Ltd

Profit and loss account for the year ended 31 December 2019

	Note	2019 £	2018 £
Turnover		6,624,110	6,272,274
Cost of sales		(3,063,173)	(2,968,283)
Gross profit		3,560,937	3,303,991
Administrative expenses		(2,882,471)	(2,724,427)
Impairment charge - tangible assets	5	(325,628)	(788,544)
Operating profit/(loss)		352,838	(208,980)
Interest receivable		1,659	1,203
Interest payable and similar charges		(349,794)	(434,131)
Profit/(loss) before taxation		4,703	(641,908)
Taxation on profit/(loss) for the financial year	7	(43,050)	(28,459)
Loss for the financial year		(38,347)	(670,367)

There were no recognised gains and losses for 2019 or 2018 other than those included in the profit and loss account.

The notes on pages 6 to 19 form part of these financial statements.

Gold Diamond D York 2005 Ltd

Registered number:FC026307


Balance sheet as at 31 December 2019

	Note	2019 £	2019 £	2018 £	2018 £
Fixed assets					
Intangible assets	8	-	-	-	-
Tangible assets	9	10,100,000	10,100,000	10,100,000	10,100,000
		<u>10,100,000</u>	<u>10,100,000</u>	<u>10,100,000</u>	<u>10,100,000</u>
Current assets					
Stocks	10	31,773	27,862	27,862	27,862
Debtors	11	649,223	472,911	472,911	472,911
Cash at bank and in hand		129,576	273,306	273,306	273,306
		<u>810,572</u>	<u>774,079</u>	<u>774,079</u>	<u>774,079</u>
Creditors: Amounts falling due within one year	12	(891,337)	(826,500)	(826,500)	(826,500)
Net current liabilities		<u>(80,765)</u>	<u>(80,765)</u>	<u>(80,765)</u>	<u>(80,765)</u>
Total assets less current liabilities		<u>10,019,235</u>	<u>10,019,235</u>	<u>10,019,235</u>	<u>10,019,235</u>
Creditors: Amounts falling due after more than one year	13	(7,891,685)	(7,881,682)	(7,881,682)	(7,881,682)
Net assets		<u>2,127,550</u>	<u>2,127,550</u>	<u>2,127,550</u>	<u>2,127,550</u>
Capital and reserves					
Called up share capital	15	3,822,225	3,822,225	3,822,225	3,822,225
Retained earnings		(1,694,675)	(1,656,328)	(1,656,328)	(1,656,328)
Total equity		<u>2,127,550</u>	<u>2,127,550</u>	<u>2,127,550</u>	<u>2,127,550</u>

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 3 to 19 were approved and authorised for issue by the board on 13 July 2020 and were signed on its behalf by:


J. Anwar
Director
13 July 2020


M. Al Mansoori
Director
13 July 2020

The notes on pages 6 to 19 form part of these financial statements.

Gold Diamond D York 2005 Ltd

Statement of changes in equity for the year ended 31 December 2019

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2019	3,822,225	(1,656,328)	2,165,897
Comprehensive expense for the year			
Loss for the financial year	-	(38,347)	(38,347)
At 31 December 2019	3,822,225	(1,694,675)	2,127,550

Statement of changes in equity for the year ended 31 December 2018

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2018	3,822,225	(985,961)	2,836,264
Comprehensive expense for the year			
Loss for the financial year	-	(670,367)	(670,367)
At 31 December 2018	3,822,225	(1,656,328)	2,165,897

The notes on pages 6 to 19 form part of these financial statements.

Gold Diamond D York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

1. General information

Gold Diamond D York 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 Ritter House, Wickhams Cay II, Road Town, Tortola, British Virgin Islands.

2. Statement of compliance

The individual financial statements of Gold Diamond D York 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.

The operations and business activities of the company have been impacted by the recent COVID-19 outbreak. A hotel in United Kingdom is operated under this entity. This hotel has been non-operational since March 2020 to comply with government regulations of lockdown to prevent the spread of COVID-19.

The company also has an external debt facility of £5.6 million, with Credit Agricole Corporate and Investment Bank, this debt facility is combined with other group entities operating hotels under the Silver Diamond portfolio, the outstanding amount totalling £466 million. The financial covenants are Loan to value, EBITDA to debt and interest cover ratio, and these are required to be obliged on a quarterly basis and are assessed by the bank on a combined portfolio basis. A covenant waiver has been provided by the bank from 26 March 2020 to and including 31 December 2020 subject to certain conditions.

In a severe but plausible downside scenario the Directors project the hotel to be non-operational for rest of the financial year to 31 December 2020 with a gradual slow reopening in 2021. This scenario will result in a breach of the EBITDA to debt and interest cover ratio covenants for the first two quarters of 2021, and potentially the full £466 million portfolio debt may be due by the group for which the company is a cross guarantee.

The parent undertaking, Tamweelview European Holdings SA, has given a written undertaking that it has the capacity and intention to support the company to allow it to meet its liabilities as they fall due for 12 months from the approval of financial statements, including, if necessary, the repayment of the £466 million of bank debt.

Gold Diamond D York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

3. Accounting policies (continued)

3.1 Basis of preparation of financial statements (continued)

Tamweelview European Holdings SA has current liabilities owed to Silver Holdings SA and Silver Holdings SA is an immediate parent entity of Tamweelview European Holdings SA. Tamweelview European Holdings SA is considered a going concern and has sufficient resources and reserves to *continue the operations and provide support to the company. Without considering the payables towards Silver Holdings SA, there would be an excess of current assets over current liabilities which is sufficient to provide support to the company, including the repayment of the portfolio debt if required.*

Silver Holdings SA has confirmed it will not request its subsidiary for repayment of the above-mentioned intercompany payables if it would prevent its subsidiary to continue to carry on its business and to continue its operations.

The company is ultimately controlled by Abu Dhabi Investment Authority, a sovereign wealth fund, registered in United Arab Emirates. The directors have no reason to believe that the Abu Dhabi Investment Authority would not continue to support the group.

Therefore the directors believe that the company has access to sufficient financial resources to support the business to meet its trading obligations as and when they fall due for at least 12 months from the date of approval of the financial statements and accordingly these financial statements have been prepared on a going concern basis.

As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

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.

Gold Diamond D York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

3. Accounting policies (continued)

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.

(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 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 York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

3. Accounting policies (continued)

3.8 Tangible assets

Tangible assets include freehold hotels. 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.

3.9 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 York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

3. Accounting policies (continued)

3.10 Cash

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

3.11 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 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.

3.12 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 York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

3. Accounting policies (continued)

3.13 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.

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 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 9 for the carrying amount of tangible 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 11 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 14 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 18 for details.

Gold Diamond D York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

5. Exceptional items

	2019 £	2018 £
Impairment charge - tangible assets (note 9)	<u>(325,628)</u>	<u>(788,544)</u>

Impairment charge - 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 2019 carried out in accordance with the RICS valuation - Professional Standards effective from January 2017. This resulted in an impairment charge of £325,628 (2018: £788,544).

6. Staff costs

The company had no employees other than the directors during the year ended 31 December 2019 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 2019 or the previous financial year.

Gold Diamond D York 2005 Ltd

Notes to the financial statements for the year ended 31 December 2019

7. Taxation

	2019 £	2018 £
Current tax		
Current tax on profits/(losses) for the year	11,396	-
Total current tax	11,396	-
Deferred tax		
Origination and reversal of timing differences	33,235	34,791
Impact of change in tax rate	(3,498)	(3,662)
Adjustment in respect of prior periods	1,917	(2,670)
Total deferred tax	31,654	28,459
Taxation on profit/(loss) on ordinary activities	43,050	28,459

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2018: higher than) the standard rate of corporation tax in the UK of 19% (2018: 19%). The differences are explained below:

	2019 £	2018 £
Profit/(loss) on ordinary activities before tax	4,703	(641,908)
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018: 19%)	894	(121,962)
Effects of:		
Expenses not deductible for tax purposes	255	419
Adjustment in respect of prior periods	1,917	(2,670)
Impairment - tangible assets	54,562	126,274
Impact of change in tax rate	(3,498)	(3,662)
Group relief	-	30,060
Unrecognised deferred tax	(11,080)	-
Total tax charge for the year	43,050	28,459

Factors that may affect future tax charges

In the Spring Budget 2020, the Government announced that from 1 April 2020 the corporation tax rate would remain at 19% (rather than reducing to 17%, as previously enacted). This new law was substantively enacted on 17 March 2020. As the proposal to keep the rate at 19% had not been substantively enacted at the balance sheet date, its effects are not included in these financial statements. However, it is likely that the overall effect of the change, had it been substantively enacted by the balance sheet date, would be to decrease the tax charge for the period by £9,672 and to increase the deferred tax asset by £9,672.

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Notes to the financial statements for the year ended 31 December 2019

8. Intangible assets

	Goodwill £
Cost	
At 1 January 2019 and 31 December 2019	1,526,077
Amortisation	
At 1 January 2019 and 31 December 2019	1,526,077
Net book value	
At 31 December 2019	-
At 31 December 2018	-

9. Tangible assets

	Freehold land and buildings (At valuation) £	Fixtures and fittings (At cost) £	Construction in progress (At cost) £	Total £
Valuation/cost				
At 1 January 2019	7,912,036	8,870,761	20,581	16,803,378
Additions	73,702	366,430	242,628	682,760
Transfers between classes	184,205	14,066	(198,271)	-
Revaluation	(325,628)	-	-	(325,628)
Reversal of depreciation on revaluation	(20,388)	-	-	(20,388)
At 31 December 2019	7,823,927	9,251,257	64,938	17,140,122
Accumulated depreciation				
At 1 January 2019	-	6,703,378	-	6,703,378
Charge for the year	20,388	336,744	-	357,132
Reversal on revaluation	(20,388)	-	-	(20,388)
At 31 December 2019	-	7,040,122	-	7,040,122
Net book value				
At 31 December 2019	7,823,927	2,211,135	64,938	10,100,000
At 31 December 2018	7,912,036	2,167,383	20,581	10,100,000

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Notes to the financial statements for the year ended 31 December 2019

9. Tangible assets (continued)

Following a valuation by CBRE Hotels Ltd dated 31 December 2019, the directors have revalued the company's hotel asset to £10,100,000 (2018: £10,100,000). The valuation was carried out in accordance with the RICS Valuation - Professional Standards effective from January 2017.

The valuation has been incorporated into the financial statements; the resulting impairment charge has been taken to the profit and loss account. The revaluation during the year ended 31 December 2019 resulted in a revaluation deficit of £325,628.

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

	2019 £	2018 £
Cost	22,105,427	21,847,520
Accumulated depreciation	(14,281,500)	(13,935,484)
Net book value based on historical cost	7,823,927	7,912,036

10. Stocks

	2019 £	2018 £
Finished goods and goods for resale	31,773	27,862

11. Debtors

	2019 £	2018 £
Due after more than one year		
Deferred tax asset (note 14)	82,211	113,865
Due within one year		
Trade debtors	270,092	176,431
Amounts owed by group undertakings	98,498	-
Other debtors	38,969	4,288
Prepayments and accrued income	146,604	160,492
Tax recoverable	12,849	17,835
	649,223	472,911

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

Trade debtors are stated after provisions for impairment of £2,684 (2018: £4,146).

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Notes to the financial statements for the year ended 31 December 2019

12. Creditors: Amounts falling due within one year

	2019 £	2018 £
Trade creditors	184,374	221,273
Amounts owed to group undertakings	239,346	132,514
Other creditors	6,720	8,919
Accruals and deferred income	460,897	463,794
	<u>891,337</u>	<u>826,500</u>

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

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

	2019 £	2018 £
Bank loans (net of issue costs)	5,525,039	5,515,036
Loan from parent undertaking	2,366,646	2,366,646
	<u>7,891,685</u>	<u>7,881,682</u>

The bank loan is repayable on 3 August 2022. Interest is payable quarterly at LIBOR 3mGBP plus 2.15% and included within accruals in creditors due within one year. Loan arrangement fees of £52,468 were capitalised and are being amortised over the loan term. The loan is shown net of these deferred fees. At 31 December 2019, the unamortised arrangement fees were £25,070 (2018: £35,073).

During the year, an amount of £Nil (2018: £15,561) was repaid on the principal amount of the bank loan.

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

Interest is payable quarterly at LIBOR 3mGBP plus 6.51% and included within amounts owed to group undertakings, as a creditor due within one year.

As a result of the changing economic and business circumstances due to the recent COVID-19 outbreak the directors of the company have considered the impact of different scenarios on the company's ability to meet its loan covenants as well as its obligations as they fall due. Under a downside scenario the directors project that a breach of certain covenants could occur for the first two quarters of 2021. The parent undertaking, Tamweelview European Holdings SA, has given a written undertaking that it has the capacity and intention to support the company to allow it to meet its liabilities as they fall due for 12 months from the approval of these financial statements, including, if necessary, the repayment of the above bank debt (see note 3.1 for further details).

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Notes to the financial statements for the year ended 31 December 2019

14. Deferred taxation

	2019 £	2018 £
At 1 January	113,865	142,324
Charged to the profit and loss account	(31,654)	(28,459)
At 31 December	82,211	113,865

The deferred taxation balance is made up as follows:

	2019 £	2018 £
Fixed asset timing differences	183,233	224,890
Revaluations	(101,022)	(111,025)
	82,211	113,865

A deferred tax asset of £272,382 (2018: £282,296) arising from trading losses has not been recognised as there is insufficient evidence of future taxable profits to confirm recoverability in the foreseeable future.

15. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
3,822,225 (2018: 3,822,225) ordinary shares of £1 each	3,822,225	3,822,225

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.

16. Capital commitments

At 31 December the company had capital commitments as follows:

	2019 £	2018 £
Contracts placed for future capital expenditure not provided in the financial statements	208,936	48,517

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Notes to the financial statements for the year ended 31 December 2019

17. 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:

	2019 £	2018 £
Not later than 1 year	3,547	585
Later than 1 year and not later than 5 years	753	-
	<u>4,300</u>	<u>585</u>

18. 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.

19. 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.

20. 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.

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Notes to the financial statements for the year ended 31 December 2019

21. Post balance sheet events

The recent Coronavirus ("COVID-19") outbreak, declared a pandemic by the World Health Organisation in March 2020, is expected to have a significant impact on the industry that the company operates in. For the company's 31 December 2019 financial statements, the COVID-19 outbreak and the related impacts are considered non-adjusting events. Consequently, there is no impact on the recognition and measurement of assets and liabilities.

Given the inherent uncertainties, the directors of the company cannot, at this time, reasonably or practicably estimate the impact this will have on its financial position, results of operations or cash flows in the future. However, the directors will continue to closely monitor the impact of the COVID-19 outbreak on the operations and business activities of the company.