

Gold Diamond D Bexleyheath 2005 Ltd

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



Gold Diamond D Bexleyheath 2005 Ltd

Company information

Directors	S. Al Dhaheri K. Al Shamsi F. Veenstra S. Al Hallami - alternate
Registered number	FC026308
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 Bexleyheath 2005 Ltd

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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 £415,946 (2015: £197,591).

The profit for the underlying business before adjusting for exceptional items was £415,946 (2015: £487,957). Exceptional items relate to the impairment of fixed assets of £Nil (2015: £290,366)

The profit for the financial year, after taxation, amounted to £175,614 (2015: loss £46,838).

The directors consider the key financial indicators to be:

	2016	2015
Gross profit margin	52.03%	51.96%
Operating profit margin before impairment	7.00%	8.55%
Profit/(loss) after tax	£175,614	£(46,838)
Valuation of hotel asset	£9,800,000	£8,900,000

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 Dhaheer
Director



F. Veenstra
Director

Gold Diamond D Bexleyheath 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 £175,614 (2015: loss £46,838).

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

A final dividend for the year ended 31 December 2015 of £250,380 was declared on 10 March 2016 and paid during the year.

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 £9,800,000 (2015: £8,900,000) 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)

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Directors' report (continued) 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', as amended by Section 1A 'Small Entities' ('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

11 July

2017 and signed on its behalf by:


S. Al Dhaheri
Director


F. Veenstra
Director

Gold Diamond D Bexleyheath 2005 Ltd

Profit and loss account for the year ended 31 December 2016

	Note	2016 £	2015 £
Turnover	5	5,943,907	5,710,023
Cost of sales		(2,851,509)	(2,742,957)
Gross profit		3,092,398	2,967,066
Administrative expenses		(2,676,452)	(2,479,109)
Impairment charge - tangible fixed assets	6	-	(290,366)
Operating profit	7	415,946	197,591
Interest receivable	9	217	2,669
Interest payable and similar charges	10	(264,404)	(266,717)
Profit/(loss) on ordinary activities before taxation		151,759	(66,457)
Taxation on profit/(loss) on ordinary activities	11	23,855	19,619
Profit/(loss) for the financial year		175,614	(46,838)

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

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Statement of other comprehensive income for the year ended 31 December 2016

	Note	2016 £	2015 £
Profit/(loss) for the financial year		175,614	(46,838)
Other comprehensive income			
Revaluation of tangible fixed assets	14	879,595	1,525,865
Deferred tax charge	19	(63,655)	(87,648)
Other comprehensive income for the year, net of tax		815,940	1,438,217
Total comprehensive income for the financial year		991,554	1,391,379

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	13	-	-	-	-
Tangible assets	14	9,800,000		8,900,000	
		<u>9,800,000</u>		<u>8,900,000</u>	
Current assets					
Stocks	15	37,731		31,183	
Debtors	16	1,015,329		730,850	
Cash at bank and in hand		214,463		536,371	
		<u>1,267,523</u>		<u>1,298,404</u>	
Creditors: Amounts falling due within one year	17	(760,937)		(691,539)	
Net current assets			<u>506,586</u>		<u>606,865</u>
Total assets less current liabilities			<u>10,306,586</u>		<u>9,506,865</u>
Creditors: Amounts falling due after more than one year	18	(4,756,299)		(4,737,552)	
Provisions for liabilities					
Deferred tax	19	(458,591)		(418,791)	
			<u>(458,591)</u>		<u>(418,791)</u>
Net assets			<u>5,091,696</u>		<u>4,350,522</u>
Capital and reserves					
Called up share capital	20	2,016,454		2,016,454	
Revaluation reserve		2,231,863		1,525,865	
Retained earnings		843,379		808,203	
Total equity			<u>5,091,696</u>		<u>4,350,522</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 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 Bexleyheath 2005 Ltd

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

	Called up share capital	Revaluation reserve	Retained earnings	Total equity
	£	£	£	£
At 1 January 2016	2,016,454	1,525,865	808,203	4,350,522
Comprehensive income for the year				
Profit for the financial year	-	-	175,614	175,614
Revaluation of tangible fixed assets	-	879,595	-	879,595
Deferred tax charge	-	(63,655)	-	(63,655)
Contributions by and distributions to owners				
Dividends	-	-	(250,380)	(250,380)
Transfer of depreciation upon revaluation	-	-	22,294	22,294
Transfer of prior period deferred tax	-	(87,648)	87,648	-
Transfer of depreciation upon revaluation	-	(22,294)	-	(22,294)
At 31 December 2016	2,016,454	2,231,863	843,379	5,091,696

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

	Called up share capital	Revaluation reserve	Retained earnings	Total equity
	£	£	£	£
At 1 January 2015	2,016,450	-	954,930	2,971,380
Comprehensive income for the year				
Loss for the financial year	-	-	(46,838)	(46,838)
Revaluation of tangible fixed assets	-	1,525,865	-	1,525,865
Deferred tax charge	-	-	(87,648)	(87,648)
Contributions by and distributions to owners				
Dividends	-	-	(12,237)	(12,237)
Redenomination of share capital	4	-	-	4
Redenomination of share capital	-	-	(4)	(4)
At 31 December 2015	2,016,454	1,525,865	808,203	4,350,522

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

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

1. General information

Gold Diamond D Bexleyheath 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 Bexleyheath 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.

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.

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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.

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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 leasehold 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.

Leasehold 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:

Leasehold buildings	- Lesser of unexpired term of lease, estimated useful life and 50 years on building element
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.

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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.

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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 14 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 16 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 19 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 23 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.

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

6. Exceptional items

	2016 £	2015 £
Impairment charge - tangible fixed assets	-	290,366

Impairment charge - 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 2016, carried out in accordance with the RICS valuation - Professional Standards effective from January 2014. This resulted in an impairment charge of £Nil (2015: £290,366).

7. Operating profit

The operating profit is stated after charging:

	2016 £	2015 £
Depreciation of tangible fixed assets (note 14)	299,655	278,329
Operating lease rentals	22,156	23,177

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	217	2,669

10. Interest payable and similar charges

	2016 £	2015 £
Loans from parent undertakings	245,657	248,088
Loan arrangement fees	18,747	18,629
	264,404	266,717

Gold Diamond D Bexleyheath 2005 Ltd

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

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	15,428	20,112
Impact of change in tax rate	(19,618)	(37,039)
Adjustment in respect of prior periods	(19,665)	(2,692)
Taxation on profit/(loss) on ordinary activities	(23,855)	(19,619)

Factors affecting tax credit 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/(loss) on ordinary activities before tax	151,759	(66,457)
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015: 20.25%)	30,352	(13,455)
Effects of:		
Expenses not deductible for tax purposes	27	7,237
Adjustment in respect of prior periods	(19,665)	(2,692)
Impairment - tangible fixed assets	8,906	58,789
Impact of change in tax rate	(19,618)	(37,039)
Group relief	(23,857)	(32,459)
Total tax credit for the year	(23,855)	(19,619)

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 October 2015) and Finance Bill 2016 (on 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.

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

12. Dividends

	2016 £	2015 £
Final 2015 dividend paid (2015: final 2014 dividend paid)	<u>250,380</u>	<u>12,237</u>

13. Intangible assets

	Goodwill £
Cost	
At 1 January 2016 and 31 December 2016	<u>873,403</u>
Amortisation	
At 1 January 2016 and 31 December 2016	<u>873,403</u>
Net book value	
At 31 December 2016	<u>-</u>
At 31 December 2015	<u>-</u>

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

14. Tangible fixed assets

	Leasehold buildings (At valuation) £	Fixtures and fittings (At cost) £	Total £
Valuation/cost			
At 1 January 2016	7,633,731	4,471,745	12,105,476
Additions	48,854	271,206	320,060
Revaluation	879,595	-	879,595
Reversal of depreciation on revaluation	(71,657)	-	(71,657)
At 31 December 2016	<u>8,490,523</u>	<u>4,742,951</u>	<u>13,233,474</u>
Accumulated depreciation			
At 1 January 2016	-	3,205,476	3,205,476
Charge for the year	71,657	227,998	299,655
Reversal on revaluation	(71,657)	-	(71,657)
At 31 December 2016	<u>-</u>	<u>3,433,474</u>	<u>3,433,474</u>
Net book value			
At 31 December 2016	<u>8,490,523</u>	<u>1,309,477</u>	<u>9,800,000</u>
At 31 December 2015	<u>7,633,731</u>	<u>1,266,269</u>	<u>8,900,000</u>

The directors have considered the value of the company's hotel asset, revaluing it at 31 December 2016 to reflect a valuation of £9,800,000 (2015: £8,900,000) 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 statement of other comprehensive income. The revaluation during the year ended 31 December 2016 resulted in a revaluation surplus of £879,595.

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

	2016 £	2015 £
Cost	6,728,076	6,679,222
Accumulated depreciation	(612,774)	(271,413)
Net book value based on historical cost	<u>6,115,302</u>	<u>6,407,809</u>

Gold Diamond D Bexleyheath 2005 Ltd

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

15. Stocks

	2016 £	2015 £
Finished goods and goods for resale	37,731	31,183

16. Debtors

	2016 £	2015 £
Trade debtors	181,680	194,891
Amounts owed by group undertakings	692,046	417,889
Prepayments and accrued income	141,603	118,070
	1,015,329	730,850

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

Trade debtors are stated after provisions for impairment of £2,603 (2015: £1,857).

17. Creditors: Amounts falling due within one year

	2016 £	2015 £
Trade creditors	221,435	148,814
Other taxation and social security	5,496	24,362
Other creditors	10,507	17,840
Accruals and deferred income	523,499	500,523
	760,937	691,539

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

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

	2016 £	2015 £
Loan from parent undertaking	4,756,299	4,737,552

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 %
2,175,236	3.79%	37,445	+3.14% (capped at 3.50%)
543,809	2.12%	5,212	+3.14%
2,079,911	-	-	+6.51%
4,798,956		42,657	

19. Deferred taxation

	2016 £	2015 £
At 1 January	(418,791)	(350,762)
Credited to the profit and loss account	23,855	19,619
Charged to other comprehensive income	(63,655)	(87,648)
At 31 December	(458,591)	(418,791)

Gold Diamond D Bexleyheath 2005 Ltd

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

19. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	2016 £	2015 £
Fixed asset timing differences	57,197	79,133
Revaluations	(515,788)	(497,924)
	<u>(458,591)</u>	<u>(418,791)</u>

All deferred tax was recognised at 31 December 2016 and 31 December 2015.

20. Share capital

	2016 £	2015 £
Allotted, called up and fully paid		
2,016,454 (2015: 2,016,454) ordinary shares of £1 each	<u>2,016,454</u>	<u>2,016,454</u>

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.

21. 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	<u>176,490</u>	<u>85,471</u>

22. 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	960	25,104
Later than 1 year and not later than 5 years	400	607
Later than 5 years	11,822	11,922
Total	<u>13,182</u>	<u>37,633</u>

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

23. 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.

24. 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.

25. 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.