

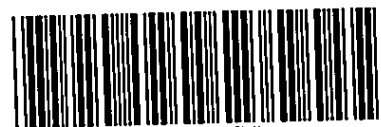
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BVI company registered number 1792002
UK foreign company registered number: FC031715

Gold Diamond D Kensington 2013 Ltd

**Annual report and financial statements
for the year ended 31 December 2015**

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COMPANIES HOUSE

Gold Diamond D Kensington 2013 Ltd

Company Information

Directors S Al Dhahen
K Al Shamsi
F Veenstra
S Al Hallami - alternate

Registered number FC031715

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 Kensington 2013 Ltd

Contents

	Pages
Strategic report	1 - 2
Directors' report	3 - 4
Profit and loss account	5
Statement of other comprehensive income	6
Balance sheet	7
Statement of changes in equity	8
Statement of cash flows	9
Notes to the financial statements	10 - 26

Gold Diamond D Kensington 2013 Ltd

Strategic report for the year ended 31 December 2015

The directors present their strategic report and the unaudited financial statements of the company for the year ended 31 December 2015

Business review

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

On 19 December 2013, Gold Diamond E Kensington 2005 Ltd, the company's subsidiary undertaking sold its hotel property, business, rights and assets to the company. On the same date, Gold Diamond E Kensington 2005 Ltd novated its loan from Silver Diamond TECH24 Sarl, the immediate parent undertaking, to the company. The net consideration of £15,627,014 from these transactions remained outstanding as an intercompany balance.

During the financial year, on 23 March 2015, the company assumed the liabilities owed by Gold Diamond E Kensington 2005 Ltd, the subsidiary undertaking, offsetting them against the payable for the purchase of the hotel and business. This assumption of debts left an intercompany payable of £14,502,343.

On 10 April 2015, Gold Diamond E Kensington 2005 Ltd, the subsidiary undertaking, purchased 17,305,195 of its ordinary shares from the company for consideration of £0.8380283 per share. The consideration settled £14,502,243 of the outstanding intercompany balance, leaving a balance of £100.

The company has reported an operating profit of £2,951,878 (period from 24 September 2013 to 31 December 2014: £110,173).

Profit for the underlying business before adjusting for exceptional items was £2,951,878 (period from 24 September 2013 to 31 December 2014: £3,099,816). Exceptional items relate to the impairment of investment in subsidiary of £Nil (period from 24 September 2013 to 31 December 2014: £2,989,643).

The profit for the year, after taxation, amounted to £868,069 (period from 24 September 2013 to 31 December 2014: loss £2,141,663).

The directors consider the key financial indicators to be

	2015	2014
Gross profit margin	72.82%	71.11%
Operating profit margin before impairment	23.66%	24.72%
Profit/(loss) after tax	£868,069	£(2,141,663)
Valuation of hotel asset	£71,200,000	£77,800,000

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.

Gold Diamond D Kensington 2013 Ltd

Strategic report for the year ended 31 December 2015

Principal risks and uncertainties (continued)

- *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. Recent 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.

- *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

26

July 2016 and signed on its behalf by



S Al Dhaheri
Director



F Veenstra
Director

Gold Diamond D Kensington 2013 Ltd

Directors' report for the year ended 31 December 2015

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2015

Results and dividends

The profit for the year, after taxation, amounted to £868,069 (period from 24 September 2013 to 31 December 2014 loss £2,141,663)

A final dividend for the period from 24 September 2013 to 31 December 2014 of £252,685 was declared on 27 July 2015 and paid during the year

A final dividend for the year ended 31 December 2015 of £436,902 was declared on 10 March 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 are provided in the strategic report

Fixed assets

The directors have considered the value of the company's hotel asset, revaluing it at 31 December 2015 to reflect a valuation of £71,200,000 (2014 £77,800,000) by CBRE Hotels Ltd dated 31 December 2015. 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 Dhahen
D White (resigned 22 March 2015)
K Al Shamsi (appointed 23 March 2015)
F Veenstra (appointed 27 July 2015)
S Al Hallami - alternate (appointed 10 March 2016)

Gold Diamond D Kensington 2013 Ltd

Directors' report for the year ended 31 December 2015

Directors' responsibilities statement

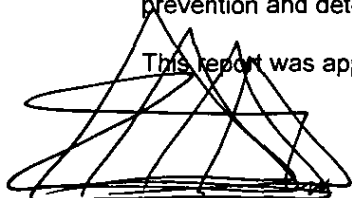
The directors are responsible for preparing the strategic report, the directors' report and the financial statements in accordance with applicable law and regulations

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), including 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 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, including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements,
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of 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 are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board on 26 July 2016 and signed on its behalf by



S. Al Dhaheri
Director



F. Veenstra
Director

Gold Diamond D Kensington 2013 Ltd

Profit and loss account for the year ended 31 December 2015

		31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
	Note		
Turnover	5	12,476,917	12,537,456
Cost of sales		(3,390,718)	(3,622,265)
Gross profit		9,086,199	8,915,191
Administrative expenses		(6,134,321)	(5,815,375)
Impairment charge - investment in subsidiary	6	-	(2,989,643)
Operating profit		2,951,878	110,173
Interest receivable	9	2,022	8,430
Interest payable and similar charges	10	(2,288,989)	(2,250,829)
Profit/(loss) on ordinary activities before taxation		664,911	(2,132,226)
Taxation on profit/(loss) on ordinary activities	11	203,158	(9,437)
Profit/(loss) for the financial year/period		868,069	(2,141,663)

The notes on pages 10 to 26 form part of these financial statements

Gold Diamond D Kensington 2013 Ltd

Statement of other comprehensive income for the year ended 31 December 2015

		31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
Note			
	Profit/(loss) for the financial year/period	868,069	(2,141,663)
	Other comprehensive (expense)/income		
	Revaluation of tangible fixed assets	14 (6,053,136)	21,379,033
	Deferred tax credit/(charge)	20 1,305,452	(2,066,189)
	Other comprehensive (expense)/income for the year/period, net of tax	(4,747,684)	19,312,844
	Total comprehensive (expense)/income for the financial year/period	(3,879,615)	17,171,181

The notes on pages 10 to 26 form part of these financial statements

Gold Diamond D Kensington 2013 Ltd

Registered number FC031715

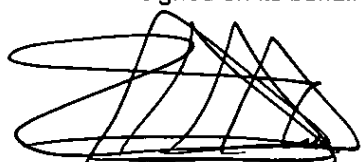
Balance sheet as at 31 December 2015

	Note	2015 £	2014 £
Fixed assets			
Intangible assets	13	(183,065)	(193,235)
Tangible assets	14	71,200,000	77,800,000
Investments	15	100	14,502,342
		<u>71,017,035</u>	<u>92,109,107</u>
Current assets			
Stocks	16	22,367	21,167
Debtors	17	1,012,781	1,098,802
Cash at bank and in hand		723,278	765,490
		<u>1,758,426</u>	<u>1,885,459</u>
Creditors Amounts falling due within one year	18	(1,195,843)	(16,933,915)
Net current assets/(liabilities)		<u>562,583</u>	<u>(15,048,456)</u>
Total assets less current liabilities		<u>71,579,618</u>	<u>77,060,651</u>
Creditors Amounts falling due after more than one year	19	(40,658,096)	(40,498,219)
Provisions for liabilities			
Deferred tax	20	(2,887,607)	(4,396,217)
		<u>(2,887,607)</u>	<u>(4,396,217)</u>
Net assets		<u><u>28,033,915</u></u>	<u><u>32,166,215</u></u>
Capital and reserves			
Called up share capital	21	17,491,986	17,491,986
Revaluation reserve		15,325,897	21,379,033
Retained earnings		(4,783,968)	(6,704,804)
Total equity		<u><u>28,033,915</u></u>	<u><u>32,166,215</u></u>

The financial statements on pages 5 to 26 were approved by the board on
signed on its behalf by

26

July 2016 and were



S. Al Dhaheri
Director

F. Veenstra
Director



Gold Diamond D Kensington 2013 Ltd

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	17,491,986	21,379,033	(6,704,804)	32,166,215
Profit for the financial year	-	-	868,069	868,069
Revaluation of tangible fixed assets	-	(6,053,136)	-	(6,053,136)
Deferred tax credit	-	-	1,305,452	1,305,452
Other comprehensive income for the year	-	(6,053,136)	1,305,452	(4,747,684)
Dividends	-	-	(252,685)	(252,685)
At 31 December 2015	17,491,986	15,325,897	(4,783,968)	28,033,915

Statement of changes in equity for the period ended 31 December 2014

	Called up share capital	Revaluation reserve	Retained earnings	Total equity
	£	£	£	£
Shares issued during the period	17,491,986	-	-	17,491,986
Loss for the financial period	-	-	(2,141,663)	(2,141,663)
Revaluation of tangible fixed assets	-	21,379,033	-	21,379,033
Deferred tax charge	-	-	(2,066,189)	(2,066,189)
Other comprehensive income for the period	-	21,379,033	(2,066,189)	19,312,844
Dividends	-	-	(2,496,952)	(2,496,952)
At 31 December 2014	17,491,986	21,379,033	(6,704,804)	32,166,215

The notes on pages 10 to 26 form part of these financial statements

Gold Diamond D Kensington 2013 Ltd

Statement of cash flows for the year ended 31 December 2015

		2015 £	2014 £
Cash flows from operating activities			
Profit/(loss) for the financial year/period		868,069	(2,141,663)
Adjustments for			
Depreciation of tangible fixed assets	14	1,202,540	946,806
Amortisation of intangible assets	13	(10,170)	(10,170)
Impairment charge - investment in subsidiary	15	-	2,989,643
Loss on disposal of tangible fixed assets		-	4,521
(Increase)/decrease in stocks		(1,200)	5,741
Decrease in debtors		85,420	180,197
Decrease in amounts owed by group undertakings		601	2,251,477
Increase/(decrease) in creditors		84,099	(55,368)
(Decrease)/increase in amounts owed to group undertakings		(15,822,171)	10,432
Taxation on profit/(loss) on ordinary activities	11	(203,158)	9,437
Interest payable and similar charges	10	2,288,989	2,250,829
Interest receivable	9	(2,022)	(8,430)
Net cash (used in)/generated from operating activities		(11,509,003)	6,433,452
Cash flows from investing activities			
Purchase of subsidiary undertaking		-	(17,491,985)
Cash acquired on hive up of trade and assets of subsidiary undertaking		-	2,051,426
Purchase of tangible fixed assets	14	(655,676)	(1,934,605)
Interest received	9	2,022	8,430
Sale of shares in subsidiary undertaking	13	14,502,242	-
Net cash generated from/(used in) investing activities		13,848,588	(17,366,734)
Cash flows from financing activities			
Issue of share capital		-	17,491,986
Repayment of loan from parent undertakings		-	(40,379,043)
Proceeds from loan from parent undertakings	19	-	41,185,074
Dividends paid		(252,685)	(2,312,127)
Interest and similar charges paid		(2,129,112)	(4,287,118)
Net cash (used in)/generated from financing activities		(2,381,797)	11,698,772
Net (decrease)/increase in cash and cash equivalents		(42,212)	765,490
Cash and cash equivalents at beginning of year		765,490	-
Cash and cash equivalents at the end of year		723,278	765,490
Cash and cash equivalents consist of:			
Cash at bank and in hand		723,278	765,490
		723,278	765,490

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

1. General information

Gold Diamond D Kensington 2013 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. The address of the principal place of business is 400 Capability Green, Luton, Bedfordshire, LU1 3LU, United Kingdom.

2. Statement of compliance

The individual financial statements of Gold Diamond D Kensington 2013 Ltd have been prepared in compliance with United Kingdom Accounting Standards, including 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. The company has adopted FRS 102 in these financial statements. Details of the transition to FRS 102 are disclosed in note 27.

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 Consolidation

The financial statements contain information about Gold Diamond D Kensington 2013 Ltd as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiary undertakings are included in the consolidated financial statements of its ultimate parent undertaking, Tamweelview European Holdings SA, a company registered in Luxembourg.

3.4 Comparatives

The company was incorporated on 24 September 2013 and the comparatives presented are for the period from 24 September 2013 to 31 December 2014.

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

3 Accounting policies (continued)

3.5 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

3.6 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

3.7 Interest receivable

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

3.8 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

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

3 Accounting policies (continued)

3.9 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.

3.10 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.

3.11 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. It is amortised to the profit and loss account over its estimated economic life.

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

3. Accounting policies (continued)

3.12 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 bases:

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.

3.13 Investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the profit and loss account for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

3.14 Stocks

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

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

3.15 Cash

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

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

3. Accounting policies (continued)

3.16 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.

3.17 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.

3.18 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 Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

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 reassessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 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 17 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 20 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 24 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 Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

6. Exceptional items

	31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
Impairment charge - investment in subsidiary (note 15)	-	(2,989,643)
	-	(2,989,643)

Impairment charge - investment in subsidiary

The directors have considered the carrying value of the company's investment in its subsidiary at 31 December 2015. This resulted in an impairment of £Nil (period from 24 September 2013 to 31 December 2014 £2,989,643).

7. Operating profit

The operating profit is stated after charging/(crediting)

	31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
Depreciation of tangible fixed assets (note 14)	1,202,540	946,806
Amortisation of intangible assets (note 13)	(10,170)	(10,170)
Difference on foreign exchange	-	(165)
Operating lease rentals	30,300	66,421
Loss on disposal of fixed assets	-	4,521

8 Staff costs

The company had no employees other than the directors during the year ended 31 December 2015 or the previous financial period.

The directors did not receive or waive any emoluments in respect of their services to the company during the year ended 31 December 2015 or the previous financial period.

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

9 Interest receivable

	31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
Bank interest receivable	2,022	8,430
	<u>2,022</u>	<u>8,430</u>

10. Interest payable and similar charges

	31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
Loans from parent undertakings	2,129,111	2,130,653
Loan arrangement fees	159,878	120,176
	<u>2,288,989</u>	<u>2,250,829</u>

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

11. Taxation

There is no current tax for the financial year ended 31 December 2015 or the previous financial period

	31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
Deferred tax		
Origination and reversal of timing differences	2,772	10,142
Impact of change in tax rate	(236,353)	(705)
Adjustment in respect of prior periods	30,423	-
Taxation on profit/(loss) on ordinary activities	(203,158)	9,437

Factors affecting tax (credit)/charge for the year/period

The tax assessed for the year/period is lower than (2014 higher than) the standard rate of corporation tax in the UK of 20 25% (period from 24 September 2013 to 31 December 2014 21 49%) The differences are explained below

	31 December 2015 £	Period from 24 September 2013 to 31 December 2014 £
Profit/(loss) on ordinary activities before tax	664,911	(2,132,226)
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 20 25% (period from 24 September 2013 to 31 December 2014 21 49%)	134,645	(458,215)
Effects of:		
Expenses not deductible for tax purposes	(1,649)	1,030
Adjustment in respect of prior periods	30,423	-
Impairment - investment in subsidiary	-	642,474
Loan relationship deemed interest	-	(254,443)
Impact of change in tax rate	(236,353)	(705)
Group relief	(130,224)	79,296
Total tax (credit)/charge for the year/period	(203,158)	9,437

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

11. Taxation (continued)

Factors that may affect future tax charges

A change to the UK corporation tax rate was announced in the Chancellor's Budget on 16 March 2016. The change announced is to reduce the main rate to 17% from 1 April 2020. Changes to reduce the UK corporation tax rate to 19% from 1 April 2017 and to 18% from 1 April 2020 had already been substantively enacted on 26 October 2015.

As the change to 17% had not been substantively enacted at the balance sheet date its effects are not included in these financial statements.

Deferred tax balances have been calculated at 18% as at the balance sheet date.

12. Dividends

	2015 £	2014 £
Final 2014 dividend paid (2014 final 2013 dividend paid)	252,685	-
Interim dividend	-	2,496,952
	<u>252,685</u>	<u>2,496,952</u>

A final dividend has been proposed for the year ended 31 December 2015. This is expected to absorb £436,902 (2014 £252,685) of reserves. The dividend has not been accounted for within the current year financial statements.

13. Intangible assets

	Goodwill £
Cost	
At 1 January 2015 and 31 December 2015	<u>(203,405)</u>
Amortisation	
At 1 January 2015	(10,170)
Charge for the year	(10,170)
At 31 December 2015	<u>(20,340)</u>
Net book value	
At 31 December 2015	<u>(183,065)</u>
At 31 December 2014	<u>(193,235)</u>

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

14. Tangible fixed assets

	Leasehold buildings (At valuation) £	Fixtures and fittings (At cost) £	Total £
Valuation/cost			
At 1 January 2015	71,497,592	7,249,214	78,746,806
Additions	141,870	513,806	655,676
Revaluation	(6,053,136)	-	(6,053,136)
Reversal of depreciation on revaluation	(351,822)	-	(351,822)
At 31 December 2015	65,234,504	7,763,020	72,997,524
Accumulated depreciation			
At 1 January 2015	-	946,806	946,806
Charge for the year	351,822	850,718	1,202,540
Reversal on revaluation	(351,822)	-	(351,822)
At 31 December 2015	-	1,797,524	1,797,524
At 31 December 2015	65,234,504	5,965,496	71,200,000
At 31 December 2014	71,497,592	6,302,408	77,800,000

The directors have considered the value of the company's hotel asset, revaluing it at 31 December 2015 to reflect a valuation of £71,200,000 (2014 £77,800,000) by CBRE Hotels Ltd dated 31 December 2015. 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 2015 resulted in a revaluation deficit of £6,053,136.

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

	2015 £	2014 £
Cost	50,260,429	50,118,559
Accumulated depreciation	(250,881)	(123,973)
Net book value based on historical cost	50,009,548	49,994,586

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

15. Fixed asset investments

	Investments in subsidiary companies £
Cost	
At 1 January 2015	17,491,985
Reduction in investment	(17,491,870)
At 31 December 2015	115
Impairment	
At 1 January 2015	2,989,643
Reversal of impairment	(2,989,628)
At 31 December 2015	15
At 31 December 2015	100
At 31 December 2014	14,502,342

At 31 December 2015, the company directly held 100% of the ordinary shares of Gold Diamond E Kensington 2005 Ltd, a company registered in the British Virgin Islands. The nature of the business of Gold Diamond E Kensington 2005 Ltd was the operation of a hotel in the United Kingdom. Following the sale of the hotel and business to the company, the subsidiary undertaking is now inactive.

16. Stocks

	2015 £	2014 £
Finished goods and goods for resale	22,367	21,167
	22,367	21,167

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

17. Debtors

	2015 £	2014 £
Trade debtors	390,653	470,268
Amounts owed by group undertakings	436,909	437,510
Other debtors	-	9,108
Prepayments and accrued income	185,219	181,916
	<u>1,012,781</u>	<u>1,098,802</u>

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

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

Trade debtors are stated after provisions for impairment of £3,399 (2014 £2,705)

18. Creditors Amounts falling due within one year

	2015 £	2014 £
Trade creditors	381,916	378,185
Amounts owed to subsidiary undertakings	100	15,627,014
Amounts owed to group undertakings	-	10,432
Dividends payable	-	184,825
Other taxation and social security	71,603	82,022
Other creditors	33,327	20,174
Accruals and deferred income	708,897	631,263
	<u>1,195,843</u>	<u>16,933,915</u>

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

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

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

	2015 £	2014 £
Loan from parent undertaking	40,658,096	40,498,219
	<u>40,658,096</u>	<u>40,498,219</u>

In the previous financial year, the company entered into three new loan agreements with Silver Diamond TEHC24 Sarl, 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 %
18,668,074	3.79%	462,502	+3.14% (capped at 3.50%)
4,667,018	2.12%	64,476	+3.14%
17,849,982	-	-	+6.51%
<u>41,185,074</u>		<u>526,978</u>	

20. Deferred taxation

	Deferred tax £
At 1 January 2015	(4,396,217)
Credited to the profit and loss account	203,158
Credited to other comprehensive income	1,305,452
At 31 December 2015	<u>(2,887,607)</u>

The provision for deferred taxation is made up as follows:

	2015 £	2014 £
Accelerated capital allowances	(2,887,607)	(4,396,217)
	<u>(2,887,607)</u>	<u>(4,396,217)</u>

All deferred tax was recognised at 31 December 2015 and 31 December 2014.

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

21. Share capital

	2015 £	2014 £
Allotted, called up and fully paid		
17,491,986 ordinary shares of £1 each	17,491,986	17,491,986

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

22. Capital commitments

At 31 December 2015 the company had capital commitments as follows

	2015 £	2014 £
Contracts placed for future capital expenditure not provided in the financial statements	274,990	26,463
	274,990	26,463

23. Commitments under operating leases

At 31 December 2015 the company had the following future minimum lease payments under non-cancellable operating leases for each of the following periods

	2015 £	2014 £
Not later than 1 year	30,103	68,494
Later than 1 year and not later than 5 years	1,969	16,060
Total	32,072	84,554

24. Contingent liability

During the previous financial year, the company entered into a facility agreement with a number of third parties, in respect of a loan to Silver Diamond TEHC24 Sarl, the immediate parent undertaking and another group undertaking, of up to £340,000,000 which has been 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.

25. 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.

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

26 Immediate and ultimate parent undertakings and controlling party

The immediate parent undertaking is Silver Diamond TEHC24 Sarl, a company registered in Luxembourg. Silver Diamond TEHC24 Sarl 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.

27. First time adoption of FRS 102

This is the first year that the company has presented its results under FRS 102.

The last financial statements prepared under UK GAAP were for the period ended 31 December 2014. The date of transition to FRS 102 was 24 September 2013. Set out below is the change in accounting policy which reconciles profit for the period ended 31 December 2014 and the total equity as at 31 December 2014 between UK GAAP as previously reported and FRS 102.

	2014 £
Profit and loss account	
UK GAAP - as previously reported	2,397,471
Deferred tax impact of revaluation of tangible fixed assets	(371,837)
Amortisation of goodwill	116,029
FRS 102	2,141,663

	2014 £
Other comprehensive income	
UK GAAP - as previously reported	21,379,033
Deferred tax impact of revaluation of tangible fixed assets	(2,066,189)
FRS 102	19,312,844

Gold Diamond D Kensington 2013 Ltd

Notes to the financial statements for the year ended 31 December 2015

27. First time adoption of FRS 102 (continued)

	31 December 2014 £
Total equity	
UK GAAP - as previously reported	33,976,596
Deferred tax impact of revaluation of tangible fixed assets	(1,926,410)
Amortisation of goodwill	116,029
FRS 102	32,166,215

Deferred tax impact on revaluation of tangible fixed assets

Under the previous UK GAAP the company was not required to provide for taxation on revaluations, unless the company had entered into a binding sale agreement and recognised the gain or loss expected to arise. Under FRS 102 deferred taxation is provided on the temporary difference arising from the revaluation. For the period ended 31 December 2014 there is a tax charge arising of £2,438,026 (£371,837 charge in the profit and loss account and £2,066,189 charge in other comprehensive income) on the increase in valuation in the period.

In accordance with the above policy a deferred tax liability of £2,320,590 was recognised when the hotel property was transferred from Gold Diamond E Kensington 2005 Ltd to the company. The balancing entry was recorded in goodwill. There was therefore no impact on profit or equity. The amortisation charge for the period ended 31 December 2014 was amended to reflect the revised goodwill balance, resulting in a credit of £116,029 to the profit and loss account.