

**Gold Diamond D Kensington 2013 Ltd**

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



# Gold Diamond D Kensington 2013 Ltd

## Company information

<b>Directors</b>	S. Al Dhaheri K. Al Shamsi F. Veenstra S. Al Hallami - alternate
<b>Registered number</b>	FC031715
<b>Registered office</b>	171 Main Street PO Box 4041 Road Town Tortola British Virgin Islands
<b>Business address</b>	400 Capability Green Luton Bedfordshire LU1 3LU United Kingdom

# Gold Diamond D Kensington 2013 Ltd

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# Gold Diamond D Kensington 2013 Ltd

## Strategic report for the year ended 31 December 2016

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

### Business review

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

During the year the company sold its shares in subsidiary undertakings to its parent undertaking at their par value resulting in a profit on sale of £19.

The company has reported an operating profit of £3,084,222 (2015: £2,951,878).

The profit for the financial year, after taxation, amounted to £1,045,418 (2015: £868,069).

The directors consider the key financial indicators to be:

	2016	2015
Gross profit margin	72.44%	72.82%
Operating profit margin	25.36%	23.66%
Profit after tax	£1,045,418	£868,069
Valuation of hotel asset	£70,700,000	£71,200,000

### 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.

# Gold Diamond D Kensington 2013 Ltd

## 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*

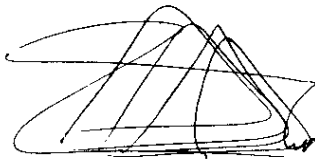
The company is reliant upon certain IT systems for the smooth and efficient running of its business and any disruption to those IT systems could have a detrimental effect on the running of the business. If the company does not keep up-to-date with new IT developments it runs the risk of becoming less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

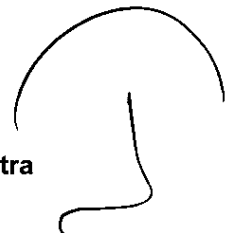
This report was approved by the board on



**S. Al Dhaheri**  
Director

11 July

2017 and signed on its behalf by:



**F. Veenstra**  
Director

# **Gold Diamond D Kensington 2013 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 £1,045,418 (2015: £868,069).

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 £436,902 was declared on 10 March 2016, of which £434,233 was 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 £70,700,000 (2015: £71,200,000) by CBRE Hotels Ltd dated 31 December 2016. The valuation was carried out in accordance with the RICS Valuation - Professional Standards effective from January 2014.

### **Financial risk management objectives and policies**

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

#### *- Credit risk*

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

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

#### *- Liquidity risk*

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

### **Directors**

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

S. Al Dhaheri

K. Al Shamsi

F. Veenstra

S. Al Hallami - alternate (appointed 10 March 2016)

# Gold Diamond D Kensington 2013 Ltd

## Directors' report for the year ended 31 December 2016

### Directors' responsibilities statement

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

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

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

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

This report was approved by the board on

11 July

2017 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 2016

	Note	2016 £	2015 £
Turnover	5	12,162,934	12,476,917
Cost of sales		(3,352,307)	(3,390,718)
<b>Gross profit</b>		<b>8,810,627</b>	9,086,199
Administrative expenses		(5,726,405)	(6,134,321)
<b>Operating profit</b>	6	<b>3,084,222</b>	2,951,878
Interest receivable	8	8,441	2,022
Interest payable and similar charges	9	(2,269,136)	(2,288,989)
<b>Profit on ordinary activities before taxation</b>		<b>823,527</b>	664,911
Taxation on profit on ordinary activities	10	221,891	203,158
<b>Profit for the financial year</b>		<b>1,045,418</b>	868,069

The notes on pages 10 to 23 form part of these financial statements.



## Gold Diamond D Kensington 2013 Ltd

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

	Note	2016 £	2015 £
Profit for the financial year		<u>1,045,418</u>	<u>868,069</u>
<b>Other comprehensive income/(expense)</b>			
Revaluation of tangible fixed assets	13	(22,845)	(6,053,136)
Deferred tax credit	19	<u>157,062</u>	<u>1,305,452</u>
<b>Other comprehensive income/(expense) for the year, net of tax</b>		<u>134,217</u>	<u>(4,747,684)</u>
<b>Total comprehensive income/(expense) for the financial year</b>		<u><u>1,179,635</u></u>	<u><u>(3,879,615)</u></u>

The notes on pages 10 to 23 form part of these financial statements.

## Balance sheet as at 31 December 2016

	Note	2016 £	2016 £	2015 £	2015 £
<b>Fixed assets</b>					
Intangible assets	12		-		(183,065)
Tangible assets	13		70,700,000		71,200,000
Investments	14		-		100
			<u>70,700,000</u>		<u>71,017,035</u>
<b>Current assets</b>					
Stocks	15	17,534		22,367	
Debtors	16	754,883		1,012,781	
Cash at bank and in hand		4,080,825		723,278	
		<u>4,853,242</u>		<u>1,758,426</u>	
Creditors: Amounts falling due within one year	17	(3,448,945)		(1,195,843)	
<b>Net current assets</b>			<u>1,404,297</u>		<u>562,583</u>
<b>Total assets less current liabilities</b>			<u>72,104,297</u>		<u>71,579,618</u>
Creditors: Amounts falling due after more than one year	18		(40,818,995)		(40,658,096)
<b>Provisions for liabilities</b>					
Deferred tax	19		(2,508,654)		(2,887,607)
<b>Net assets</b>			<u>28,776,648</u>		<u>28,033,915</u>
<b>Capital and reserves</b>					
Called up share capital	20		17,491,986		17,491,986
Revaluation reserve			14,612,232		15,325,897
Retained earnings			(3,327,570)		(4,783,968)
<b>Total equity</b>			<u>28,776,648</u>		<u>28,033,915</u>

The financial statements on pages 5 to 23 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 Kensington 2013 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	17,491,986	15,325,897	(4,783,968)	28,033,915
<b>Comprehensive income for the year</b>				
Profit for the financial year	-	-	1,045,418	1,045,418
Revaluation of tangible fixed assets	-	(22,845)	-	(22,845)
Deferred tax credit	-	157,062	-	157,062
<b>Contributions by and distributions to owners</b>				
Dividends	-	-	(436,902)	(436,902)
Transfer of prior period deferred tax	-	(760,737)	-	(760,737)
Transfer of depreciation upon revaluation	-	(87,145)	-	(87,145)
Transfer of prior period deferred tax	-	-	760,737	760,737
Transfer of depreciation upon revaluation	-	-	87,145	87,145
<b>At 31 December 2016</b>	<b>17,491,986</b>	<b>14,612,232</b>	<b>(3,327,570)</b>	<b>28,776,648</b>

### 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
<b>Comprehensive income for the year</b>				
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
<b>Contributions by and distributions to owners</b>				
Dividends	-	-	(252,685)	(252,685)
<b>At 31 December 2015</b>	<b>17,491,986</b>	<b>15,325,897</b>	<b>(4,783,968)</b>	<b>28,033,915</b>

The notes on pages 10 to 23 form part of these financial statements.

# Gold Diamond D Kensington 2013 Ltd

## Statement of cash flows for the year ended 31 December 2016

	2016 £	2015 £
<b>Cash flows from operating activities</b>		
Profit for the financial year	1,045,418	868,069
<b>Adjustments for:</b>		
Depreciation of tangible fixed assets	1,194,376	1,202,540
Amortisation of intangible assets	(10,170)	(10,170)
Profit on sale of subsidiary	(19)	-
Disposal of intangible assets	(172,895)	-
Decrease/(increase) in stocks	4,833	(1,200)
(Increase)/decrease in debtors	(179,011)	85,420
Decrease in amounts owed by groups	436,909	601
Increase in creditors	82,629	84,099
Increase/(decrease) in amounts owed to group undertakings	59,686	(15,822,171)
Taxation on profit on ordinary activities	(221,891)	(203,158)
Interest payable and similar charges	2,269,136	2,288,989
Interest receivable	(8,441)	(2,022)
<b>Net cash generated from operating activities</b>	<b>4,500,560</b>	<b>(11,509,003)</b>
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(717,221)	(655,676)
Interest received	8,441	2,022
Sale of shares in subsidiary undertaking	-	14,502,242
<b>Net cash from investing activities</b>	<b>(708,780)</b>	<b>13,848,588</b>
<b>Cash flows from financing activities</b>		
Dividends paid	(434,233)	(252,685)
Interest and similar charges paid	-	(2,129,112)
<b>Net cash used in financing activities</b>	<b>(434,233)</b>	<b>(2,381,797)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>3,357,547</b>	<b>(42,212)</b>
Cash and cash equivalents at beginning of year	723,278	765,490
<b>Cash and cash equivalents at the end of year</b>	<b>4,080,825</b>	<b>723,278</b>
<b>Cash and cash equivalents at the end of year comprise:</b>		
Cash at bank and in hand	4,080,825	723,278

# Gold Diamond D Kensington 2013 Ltd

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

### 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.

### 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, comprising Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102') and the Companies Act 2006.

### 3. Accounting policies

#### 3.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention as modified by the revaluation of land and buildings.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

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

#### 3.2 Going concern

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

#### 3.3 Turnover

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

##### (i) Sale of services

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

##### (ii) Sale of goods - retail

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

# Gold Diamond D Kensington 2013 Ltd

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

### 3. Accounting policies (continued)

#### 3.4 Exceptional items

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

#### 3.5 Interest receivable

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

#### 3.6 Interest payable and similar charges

Interest payable is charged to the profit and loss account over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

#### 3.7 Taxation

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

Current or deferred taxation assets and liabilities are not discounted.

##### (i) Current tax

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

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

##### (ii) Deferred tax

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

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

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

# Gold Diamond D Kensington 2013 Ltd

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

### 3. Accounting policies (continued)

#### 3.8 Dividends

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

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

#### 3.9 Intangible assets

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

#### 3.10 Tangible fixed assets

Tangible fixed assets include 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 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.

# Gold Diamond D Kensington 2013 Ltd

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

### 3. Accounting policies (continued)

#### 3.12 Stock

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.

#### 3.13 Cash

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

#### 3.14 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.

#### 3.15 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 Kensington 2013 Ltd

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

### 3. Accounting policies (continued)

#### 3.16 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 fixed assets

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

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 13 for the carrying amount of tangible fixed assets.

#### (ii) Impairment of trade debtors

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

# Gold Diamond D Kensington 2013 Ltd

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

### 6. Operating profit

The operating profit is stated after charging/(crediting):

	2016 £	2015 £
Depreciation of tangible fixed assets (note 13)	1,194,376	1,202,540
Amortisation of intangible assets (note 12)	(10,170)	(10,170)
Disposal of intangible assets (note 12)	(172,895)	-
Operating lease rentals	30,300	30,300
	<u>30,300</u>	<u>30,300</u>

### 7. 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.

### 8. Interest receivable

	2016 £	2015 £
Bank interest receivable	8,441	2,022
	<u>8,441</u>	<u>2,022</u>

### 9. Interest payable and similar charges

	2016 £	2015 £
Loans from parent undertakings	2,108,238	2,129,111
Loan arrangement fees	160,898	159,878
	<u>2,269,136</u>	<u>2,288,989</u>

# Gold Diamond D Kensington 2013 Ltd

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

### 10. Taxation

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

	2016 £	2015 £
<b>Deferred tax</b>		
Origination and reversal of timing differences	(67,341)	2,772
Impact of change in tax rate	(129,161)	(236,353)
Adjustment in respect of prior periods	(25,389)	30,423
<b>Taxation on profit on ordinary activities</b>	<b>(221,891)</b>	<b>(203,158)</b>

#### 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 on ordinary activities before tax	<b>823,527</b>	664,911
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015: 20.25%)	<b>164,705</b>	134,645
<b>Effects of:</b>		
Expenses not deductible for tax purposes	<b>47,073</b>	(1,649)
Unrecognised deferred tax	<b>201,330</b>	-
Impairment - tangible fixed assets	<b>(151,514)</b>	-
Adjustments in respect of prior periods	<b>(25,389)</b>	30,423
Impact of change in tax rate	<b>(129,161)</b>	(236,353)
Group relief	<b>(328,935)</b>	(130,224)
<b>Total tax credit for the year</b>	<b>(221,891)</b>	<b>(203,158)</b>

#### Factors that may affect future tax charges

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

# Gold Diamond D Kensington 2013 Ltd

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

### 11. Dividends

	2016 £	2015 £
Final 2015 dividend paid (2015: final 2014: dividend paid)	<b>436,902</b>	252,685

### 12. Intangible assets

	Goodwill £
At 1 January 2016	(203,405)
Disposals	203,405
<b>At 31 December 2016</b>	<b>-</b>
At 1 January 2016	(20,340)
Charge for the year	(10,170)
On disposals	30,510
<b>At 31 December 2016</b>	<b>-</b>
<b>Net book value</b>	
<b>At 31 December 2016</b>	<b>-</b>
At 31 December 2015	(183,065)

During the year the company sold its subsidiary undertaking upon which goodwill had arisen.

# Gold Diamond D Kensington 2013 Ltd

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

### 13. Tangible fixed assets

	Leasehold buildings (At valuation) £	Fixtures and fittings (At cost) £	Total £
<b>Valuation/cost</b>			
At 1 January 2016	65,234,504	7,763,020	72,997,524
Additions	1,256	715,965	717,221
Revaluation	(22,845)	-	(22,845)
Reversal of depreciation on revaluation	(330,345)	-	(330,345)
At 31 December 2016	<u>64,882,570</u>	<u>8,478,985</u>	<u>73,361,555</u>
<b>Accumulated depreciation</b>			
At 1 January 2016	-	1,797,524	1,797,524
Charge for the year	330,345	864,031	1,194,376
Reversal on revaluation	(330,345)	-	(330,345)
At 31 December 2016	<u>-</u>	<u>2,661,555</u>	<u>2,661,555</u>
<b>Net book value</b>			
<b>At 31 December 2016</b>	<u>64,882,570</u>	<u>5,817,430</u>	<u>70,700,000</u>
At 31 December 2015	<u>65,234,504</u>	<u>5,965,496</u>	<u>71,200,000</u>

The directors have considered the value of the company's hotel asset, revaluing it at 31 December 2016 to reflect a valuation of £70,700,000 (2015: £71,200,000) 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 deficit of £22,845.

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

	2016 £	2015 £
Cost	50,261,685	50,260,429
Accumulated depreciation	(494,081)	(250,881)
<b>Net book value based on historical cost</b>	<u>49,767,604</u>	<u>50,009,548</u>

# Gold Diamond D Kensington 2013 Ltd

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

### 14. Fixed asset investments

	Investments in subsidiary companies £
<b>Cost</b>	
At 1 January 2016	115
Disposals	(115)
At 31 December 2016	-
<b>Impairment</b>	
At 1 January 2016	15
Impairment on disposals	(15)
At 31 December 2016	-
<b>Net book value</b>	
At 31 December 2016	-
At 31 December 2015	100

During the year the company sold its shares in subsidiary undertakings to its parent undertaking at their par value resulting in a profit on sale of £19.

### 15. Stocks

	2016 £	2015 £
Finished goods and goods for resale	17,534	22,367

### 16. Debtors

	2016 £	2015 £
Trade debtors	478,058	390,653
Amounts owed by group undertakings	-	436,909
Other debtors	48,252	-
Prepayments and accrued income	228,573	185,219
	754,883	1,012,781

# Gold Diamond D Kensington 2013 Ltd

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

### 16. Debtors (continued)

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 £2,917 (2015: £3,399).

### 17. Creditors: Amounts falling due within one year

	2016 £	2015 £
Trade creditors	337,428	381,916
Amounts owed to subsidiary undertakings	-	100
Amounts owed to group undertakings	2,167,905	-
Dividends payable	2,669	-
Other taxation and social security	68,175	71,603
Other creditors	55,438	33,327
Accruals and deferred income	817,330	708,897
	<b>3,448,945</b>	<b>1,195,843</b>

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

Trade creditors, amounts owed to subsidiary undertakings, amounts owed to group undertakings, dividends payable 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 2016

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

	2016 £	2015 £
Loan from parent undertaking	<b>40,818,995</b>	40,658,096

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 %
18,668,074	3.79%	321,352	+3.14% (capped at 3.50%)
4,667,018	2.12%	44,727	+3.14%
17,849,982	-	-	+6.51%
<b>41,185,074</b>		<b>366,079</b>	

### 19. Deferred taxation

	2016 £	2015 £
At 1 January	<b>(2,887,607)</b>	(4,396,217)
Credited to the profit and loss account	<b>221,891</b>	203,158
Credited to other comprehensive income	<b>157,062</b>	1,305,452
<b>At 31 December</b>	<b>(2,508,654)</b>	(2,887,607)



# Gold Diamond D Kensington 2013 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	(346,997)	(435,254)
Revaluations	(2,161,657)	(2,452,353)
	<u>(2,508,654)</u>	<u>(2,887,607)</u>

A deferred tax asset of £171,130 (2015: £Nil) arising from capital losses has not been recognised as there is insufficient evidence of future taxable profits to confirm recoverability in the foreseeable future.

### 20. Share capital

	2016 £	2015 £
<b>Allotted, called up and fully paid</b>		
17,491,986 (2015: 17,491,986) ordinary shares of £1 each	<u>17,491,986</u>	<u>17,491,986</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>273,753</u>	<u>274,990</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	961	30,103
Later than 1 year and not later than 5 years	<u>1,008</u>	<u>1,969</u>
<b>Total</b>	<u>1,969</u>	<u>32,072</u>

# **Gold Diamond D Kensington 2013 Ltd**

## **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.