

Company Registration No. SC192482 (Scotland)

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SANTON GROUP DEVELOPMENTS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2017

SANTON GROUP DEVELOPMENTS LIMITED

COMPANY INFORMATION

Directors	B. S. Sandhu V. Donnelly Santon Close Nominees Limited Santon Management Limited R. Patel	(Appointed 31 August 2016)
Secretary	R. Patel	
Company number	SC192482	
Registered office	c/o DLA Rutland Square Edinburgh Lothians EH1 2AA	
Auditors	Gerald Edelman 73 Cornhill London EC3V 3QQ	
Business address	Santon House 53/55 Uxbridge Road Ealing London W5 5SA	

SANTON GROUP DEVELOPMENTS LIMITED

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SANTON GROUP DEVELOPMENTS LIMITED

STRATEGIC REPORT

FOR THE PERIOD ENDED 31 MARCH 2017

The directors present the strategic report for the period ended 31 March 2017.

Fair review of the business

Turnover increased from £37m in the year to 30 April 2016 to £128m in the eleven months to 31 March 2017 as a result of increased disposals of property. Operating profit increased marginally from £6.3m to £6.5m.

At 31 March 2017, the company had £220.8m of commercial development stock on its books; a significant reduction from the prior year (2016: £351.6m) as a result of property disposals.

These property development activities are principally financed by bank loans and overdrafts. At 31 March 2017, bank loans and overdrafts amounted to £200.7m (2016: £316.3m) and are secured by first charges over the company's development properties. The reduction in bank loans and overdrafts resulted from the repayment of loans in connection with properties disposed during the period. A summary of loans at the year end, including loan maturity analysis, is set out in Note 14. The company continues to maintain an excellent relationship with its funders.

Principal risk and uncertainties

In accordance with the underlying agreement with its main customer, it is the customer that bears the entire risk and rewards of the development properties, and consequently they are ultimately liable for the underlying bank loans.

Future developments

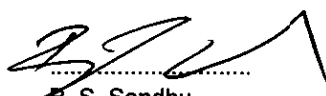
The directors continue to look for potential development opportunities and the company is well placed, with its experienced team and with the support of its bank, to exploit these opportunities in the coming years.

Key performance indicators

The directors' focus remains on efficiently managing and completing the sale of the development properties held as stock at the period end. The directors key performance measurement is the delivery of the completed properties in accordance with the agreement and achievement of its management fees.

There are no other performance indicators.

On behalf of the board


.....
B. S. Sandhu
Director
...21/10/17...

SANTON GROUP DEVELOPMENTS LIMITED

DIRECTORS' REPORT

FOR THE PERIOD ENDED 31 MARCH 2017

The directors present their annual report and financial statements for the period ended 31 March 2017.

Principal activities

The principal activity of the company continued to be that of property development.

Directors

The directors who held office during the period and up to the date of signature of the financial statements were as follows:

B. S. Sandhu

V. Donnelly

S. Carey

(Resigned 31 August 2016)

Santon Close Nominees Limited

Santon Management Limited

R. Patel

(Appointed 31 August 2016)

Results and dividends

The results for the period are set out on page 6.

No dividends were declared or paid during the period.

Auditors

The auditors, Gerald Edelman, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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;
- 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.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

SANTON GROUP DEVELOPMENTS LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

Going concern

Having reviewed the company's financial forecasts and expected future cash flows, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the financial statements for period ended 31 March 2017.

On behalf of the board



B. S. Sandhu

Director

2/10/17

SANTON GROUP DEVELOPMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF SANTON GROUP DEVELOPMENTS LIMITED

We have audited the financial statements of Santon Group Developments Limited for the period ended 31 March 2017 set out on pages 6 to 17. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2017 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit, the information given in the Strategic Report and the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements, and the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

SANTON GROUP DEVELOPMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF SANTON GROUP DEVELOPMENTS LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



Hiten Patel FCCA (Senior Statutory Auditor)
for and on behalf of Gerald Edelman

...2.11.2017...

Chartered Accountants
Statutory Auditor

73 Cornhill
London
EC3V 3QQ

SANTON GROUP DEVELOPMENTS LIMITED

INCOME STATEMENT

FOR THE PERIOD ENDED 31 MARCH 2017

		Period ended 31 March 2017 £	30 April 2016 £
	Notes		
Turnover	3	128,356,670	36,971,534
Cost of sales		(121,235,678)	(29,371,135)
Gross profit		7,120,992	7,600,399
Administrative expenses		(608,256)	(1,287,701)
Operating profit	4	6,512,736	6,312,698
Interest receivable and similar income	6	14,229	15,681
Interest payable and similar expenses	7	(6,435,883)	(6,337,265)
Profit/(loss) before taxation		91,082	(8,886)
Taxation	8	(2,846)	-
Profit/(loss) for the financial period		88,236	(8,886)

The income statement has been prepared on the basis that all operations are continuing operations.

SANTON GROUP DEVELOPMENTS LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE PERIOD ENDED 31 MARCH 2017

	Period ended 31 March 2017 £	30 April 2016 £
Profit/(loss) for the period	88,236	(8,886)
Other comprehensive income	-	-
Total comprehensive income/(loss) for the period	<u>88,236</u>	<u>(8,886)</u>

SANTON GROUP DEVELOPMENTS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2017

		2017		2016	
	Notes	£	£	£	£
Current assets					
Stocks	10	220,834,185		351,581,228	
Debtors	11	3,059,467		4,997,731	
Cash at bank and in hand		7,061,542		10,571,496	
		230,955,194		367,150,455	
Creditors: amounts falling due within one year	12	(29,564,409)		(50,163,035)	
Net current assets		201,390,785		316,987,420	
Creditors: amounts falling due after more than one year	13	(200,679,445)		(316,364,317)	
Net assets		711,340		623,103	
Capital and reserves					
Called up share capital	15	2		2	
Profit and loss reserves		711,338		623,101	
Total equity		711,340		623,103	

The financial statements were approved by the board of directors and authorised for issue on2.10.17... and are signed on its behalf by:


B. S. Sandhu
Director

Company Registration No. SC192482

SANTON GROUP DEVELOPMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 31 MARCH 2017

	Share capital	Profit and loss reserves	Total
	£	£	£
Balance at 1 May 2015	2	631,986	631,988
Year ended 30 April 2016:			
Loss and total comprehensive income for the year	-	(8,886)	(8,886)
Balance at 30 April 2016	2	623,101	623,103
Period ended 31 March 2017:			
Profit and total comprehensive income for the period	-	88,237	88,237
Balance at 31 March 2017	2	711,338	711,340

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2017

1 Accounting policies

Company information

Santon Group Developments Limited is a company limited by shares incorporated in Scotland. The registered office is 50 Lothian Road, Festival Square, Edinburgh, EH3 9WJ.

1.1 Accounting convention

The financial statements are prepared under the historical cost convention. The principal accounting policies adopted are set out below.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest sterling pound (£).

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements:

- Section 7 'Statement of Cash Flows' – Presentation of a statement of cash flow and related notes and disclosures;

The financial statements of the company are consolidated in the financial statements of Santon Capital Plc. These consolidated financial statements are available from its registered office and the England and Wales Registrar of companies.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover comprises the sales value of property developments, property rents receivable and development income where this can be reliably measured at the period end.

Revenue from the sale of developments is recognised when the significant risks and rewards of ownership of the properties have passed to the buyer (at point of completion and land transfer), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.4 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Net realisable value is defined as estimated selling price less all further costs of developments and estimated expenses.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

1 Accounting policies

(Continued)

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

1 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit. The deferred tax balance has not been discounted.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Reporting period

The figures included in the accounts are for the 11 months ended 31 March 2017. The comparative figures are for 12 months period ended 30 April 2016.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Turnover and other revenue

An analysis of the company's turnover is as follows:

	2017 £	2016 £
Turnover		
Sale of development properties	114,214,288	18,818,275
Rental income	14,142,382	18,153,259
	<u>128,356,670</u>	<u>36,971,534</u>
 Other significant revenue		
Interest income	<u>14,229</u>	<u>15,681</u>

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

3 Turnover and other revenue (Continued)

Turnover analysed by geographical market

	2017 £	2016 £
United Kingdom	128,356,670	36,971,534

4 Operating profit

Operating profit for the period is stated after charging:

	2017 £	2016 £
Fees payable to the company's auditor for the audit of the company's financial statements	20,000	19,000
Cost of stocks recognised as an expense	121,235,678	29,371,135

5 Employees

There were no employees during the year apart from the directors.

6 Interest receivable and similar income

	2017 £	2016 £
Interest income		
Interest on bank deposits	14,229	15,681

7 Interest payable and similar expenses

	2017 £	2016 £
Interest on financial liabilities measured at amortised cost:		
Interest on bank loans	6,435,883	6,337,265

8 Taxation

	2017 £	2016 £
Current tax		
UK corporation tax on profits for the current period	2,846	-

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

8 Taxation

(Continued)

The actual charge for the period can be reconciled to the expected charge/(credit) for the period based on the profit or loss and the standard rate of tax as follows:

	2017 £	2016 £
Profit/(loss) before taxation	91,082	(8,886)
Expected tax charge/(credit) based on the standard rate of corporation tax in the UK of 20.00% (2016: 20.00%)	18,216	(1,777)
Tax effect of utilisation of tax losses not previously recognised	(15,370)	-
Group relief	-	1,777
Taxation charge for the period	2,846	-

9 Financial instruments

	2017 £	2016 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	2,596,440	2,790,904
Carrying amount of financial liabilities		
Measured at amortised cost	235,025,221	359,102,080

10 Stocks

	2017 £	2016 £
Development properties	220,834,185	351,581,228

11 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Amounts due from group undertakings	2,596,440	2,790,904
Prepayments and accrued income	463,027	2,206,827
	3,059,467	4,997,731

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

12 Creditors: amounts falling due within one year

	Notes	2017 £	2016 £
Other loans	14	4,832,075	13,197,423
Trade creditors		21,848	197,649
Corporation tax		2,846	-
Other taxation and social security		524,082	885,361
Other creditors		18,875,263	29,342,691
Accruals and deferred income		5,308,295	6,539,911
		<u>29,564,409</u>	<u>50,163,035</u>

13 Creditors: amounts falling due after more than one year

	Notes	2017 £	2016 £
Bank loans	14	<u>200,679,445</u>	<u>316,364,317</u>

14 Loans and overdrafts

	2017 £	2016 £
Bank loans	200,679,445	316,364,317
Other loans	4,832,075	13,197,423
	<u>205,511,520</u>	<u>329,561,740</u>
Payable within one year	4,832,075	13,197,423
Payable after one year	<u>200,679,445</u>	<u>316,364,317</u>

The long-term loans are secured by a floating charge over the company's development properties and by a floating charge over its undertakings and assets.

The balance is made up of numerous loans for each development property held as stock, with the loan interest rates at margin over Libor of 1.30% at the year end. Each loan is satisfied at the point the development property is sold to the customer in accordance with the head agreement terms. In accordance with the head agreement the customer is ultimately liable for the loans.

15 Share capital

	2017 £	2016 £
Ordinary share capital		
Issued and fully paid		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

SANTON GROUP DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

16 Parent company and controlling party

The parent undertaking is Santon Capital Plc, a company registered in England and Wales which is controlled by B.S. Sandhu. Santon Capital Plc prepares group consolidated financial statements, copies of which can be obtained from Companies House.

17 Related party transactions

No guarantees have been given or received.

The company has taken the advantage of the exemption available in FRS102 section 33.1A "Related Party Disclosures" whereby it has not disclosed transactions with the ultimate parent company or any wholly owned subsidiary undertaking of the group.