

STARDON (BRIGHTON WEST PIER) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

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STARDON (BRIGHTON WEST PIER) LIMITED

COMPANY INFORMATION

Director	Mr A Pritchard
Company secretary	Mr J Lamb
Registered number	SC281949
Registered office	Holiday Inn East Kilbride Stewartfield Way East Kilbride Glasgow G74 4LA
Independent auditor	KPMG LLP Chartered Accountants and Statutory Auditor 15 Canada Square London United Kingdom E14 5GL

STARDON (BRIGHTON WEST PIER) LIMITED

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STARDON (BRIGHTON WEST PIER) LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2018

Business review

The company recorded an operating profit for the year of £942,054 (2017: 910,969).

Principal risks and uncertainties

The company participates in the group's centralised treasury arrangements and shares banking arrangements with members of the group headed by CTS Metropark Limited. Full details of the principal risks and uncertainties for the company are disclosed within the Brexit paragraph next page.

Financial key performance indicators

In order to deliver the Company's business objectives, the Company needs to deliver to three key stakeholder groups:

- 1) People
- 2) Guests
- 3) Investors

The Company uses a number of measures to assess how well the Company is delivering to its stakeholders.

People measures

Team turnover – This measures how many people leave the company each year and is an indicator of engagement and job satisfaction. Motivated and committed staff are key to delivering good customer service. There is also a cost associated with recruiting and training staff.

Health and safety – This measures how well the Company looks after its people and its guests. It is critical to the Company to provide safe working environments and safe hotels for its guests to stay in. This is measured by twice yearly Health and Safety audits by external independent experts.

Guest measures

Brand standards – All of the Company's hotels are audited annually by its brand partners against set criteria to make sure they meet high operational standards and its customers' expectations.

Guest satisfaction – The Company actively seeks feedback from its guests so that it can act on their experiences to improve the services provided. Guest satisfaction is measured continually and analysed on a monthly basis.

Investor measures

Profit growth – The Company measures its profit growth against last year focusing on Earnings Before Interest, Tax, Depreciation and Amortisation (EBITDA), and against its budgets and reports, and analyses this every month. In 2018, EBITDA amounted to £1,622,122 (2017: £1,441,205).

STARDON (BRIGHTON WEST PIER) LIMITED

STRATEGIC REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2018

Impact of Brexit

The Company is exposed to the risk of adverse political or economic developments. In particular, on 23 June 2016, the UK electorate voted to discontinue its membership of the EU. Until further clarity is known regarding the terms in which the UK will exit, there is overall uncertainty on the impact for the Company. However, in terms of impact on revenue and profitability, the UK's exit has potential to impact in three primary ways:

- 1) Changes in the GBP exchange rate may result in overseas travel to the UK being more or less attractive. To date, given the weakening of GBP relative to other major worldwide currencies, this has had a positive impact.
- 2) UK domestic travel (both in terms of the corporate and leisure markets) may be impacted by overall economic growth predictions, and overall confidence.
- 3) Should it become more difficult to visit the UK if legislation were to restrict movement into the country there would be an obvious impact on overseas demand.

In terms of the Company's cost base, the largest impact is on our workforce. Our current workforce contains a diverse mix of nationalities. Whilst the wider impact of the UK's exit from the EU remains far from certain, any legislation that restricts freedom of movement of labour is likely to adversely impact both the availability and cost of labour.

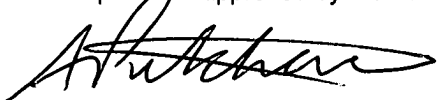
The Company retains a proactive focus on costs and in the event of a down- turn this enhanced competitiveness allows us to protect our margins.

The Company constantly reviews its approach to being a compelling employer choice for UK nationals and overseas nationals alike. This includes focusing on creating a great place to work, career development opportunities, employee engagement as well as competitive compensation and benefits.

This report was approved by the board on

6th August 2019

and signed on its behalf.



Mr A Pritchard
Director

STARDON (BRIGHTON WEST PIER) LIMITED

DIRECTOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2018

The director presents his report and the financial statements for the year ended 31 December 2018.

Principal activity

The principal activity of the company is the operation of a Holiday Inn hotel in Brighton.

Results and dividends

The profit for the year, after taxation, amounted to £933,795 (2017: £901,619). The directors do not recommend payment of a dividend for the year (2017: £Nil).

Director

The director who served during the year was:

Mr A Pritchard

Future developments

The director and senior management team continue to seek and implement initiatives to drive increased occupancy and room rate, as well as placing strong emphasis on cost management.

Going concern

The directors have made an assessment in preparing these financial statements as to whether the company is a going concern, and have concluded that there are no material uncertainties that may cast doubt on the company's ability to continue as a going concern based upon the support of its ultimate holding company. See note 2.2.

Disclosure of information to auditor

The director at the time when this Director's report is approved has confirmed that:

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware, and
- he has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Post balance sheet events

There have been no significant events affecting the company since the year end.

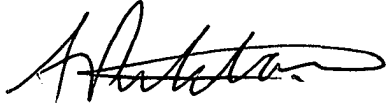
Auditor

Under section 487(2) of the Companies Act 2006, KPMG LLP will be deemed to have been reappointed as auditor 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

STARDON (BRIGHTON WEST PIER) LIMITED

DIRECTOR'S REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2018

This report was approved by the board on 6th August 2019 and signed on its behalf.



Mr A Pritchard
Director

Holiday Inn East Kilbride
Stewartfield Way
East Kilbride
Glasgow
G74 4LA

STARDON (BRIGHTON WEST PIER) LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE STRATEGIC REPORT, DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS

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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STARDON (BRIGHTON WEST PIER) LIMITED

Opinion

We have audited the financial statements of Stardon (Brighton West Pier) Limited ("the company") for the year ended 31 December 2018 which comprise the Profit and Loss Account and Other Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

The impact of uncertainties due to Britain exiting the European Union on our audit

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the directors, such as the recoverability of the tangible fixed assets, amounts owed by group undertakings and related disclosures and the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the company's future prospects and performance.

Brexit is one of the most significant economic events for the UK, and at the date of this report its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown. We applied a standardised firm-wide approach in response to that uncertainty when assessing the company's future prospects and performance. However, no audit should be expected to predict the *unknowable factors or all possible future implications for a company* and this is particularly the case in relation to Brexit.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. In our evaluation of the Directors' conclusions, we considered the inherent risks to the Company's business model, including the impact of Brexit, and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

We have nothing to report in these respects.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STARDON (BRIGHTON WEST PIER) LIMITED (CONTINUED)

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the group or the company will continue in operation.

Strategic report and directors' report

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required 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;

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 5, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STARDON (BRIGHTON WEST PIER) LIMITED (CONTINUED)

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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.



Paul Glendenning (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square
London
E14 5GL

Date: 7 August 2019

STARDON (BRIGHTON WEST PIER) LIMITED

PROFIT AND LOSS ACCOUNT AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2018

	Note	2018 £	2017 £
Turnover	4	4,927,894	4,681,288
Cost of sales		(1,920,922)	(1,886,510)
Gross profit		3,006,972	2,794,778
Administrative expenses		(2,064,918)	(1,883,809)
Operating profit	5	942,054	910,969
Tax on profit	8	(8,259)	(9,350)
Profit for the financial year		933,795	901,619

There was no other comprehensive income for 2018 (2017:£NIL).

The notes on pages 12 to 23 form part of these financial statements.

STARDON (BRIGHTON WEST PIER) LIMITED
REGISTERED NUMBER: SC281949


STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	9	10,729,418	10,948,120
		<u>10,729,418</u>	<u>10,948,120</u>
Current assets			
Stocks	10	22,766	19,215
Debtors (including £67,526 (2017: £75,785) due after more than one year)	11	2,428,340	1,360,534
Cash at bank and in hand	12	72,887	204,417
		<u>2,523,993</u>	<u>1,584,166</u>
Creditors: amounts falling due within one year	13	(537,142)	(700,687)
Net current assets		<u>1,986,851</u>	<u>883,479</u>
Total assets less current liabilities		<u>12,716,269</u>	<u>11,831,599</u>
Creditors: amounts falling due after more than one year	14	(274,282)	(323,407)
Net assets		<u><u>12,441,987</u></u>	<u><u>11,508,192</u></u>
Capital and reserves			
Called up share capital	16	101	101
Share premium account	17	6,623,670	6,623,670
Profit and loss account	17	5,818,216	4,884,421
Shareholders funds		<u><u>12,441,987</u></u>	<u><u>11,508,192</u></u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

6th August 2019

Mr A Pritchard
Director



The notes on pages 12 to 23 form part of these financial statements.

STARDON (BRIGHTON WEST PIER) LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Called up share capital	Share premium account	Profit and loss account	Total equity
	£	£	£	£
At 1 January 2017	101	6,623,670	3,982,802	10,606,573
Profit for the year	-	-	901,619	901,619
At 1 January 2018	101	6,623,670	4,884,421	11,508,192
Profit for the year	-	-	933,795	933,795
At 31 December 2018	101	6,623,670	5,818,216	12,441,987

The notes on pages 12 to 23 form part of these financial statements.

STARDON (BRIGHTON WEST PIER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

1. General information

The company is a limited liability company incorporated in Scotland. The address of the registered office is Holiday Inn East Kilbride, Stewartfield Way, Glasgow, Lanarkshire, G74 4LA.

The principal activity of the company is the operation of a Holiday Inn hotel in Brighton.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The financial statements are presented in Sterling (£), rounded to the nearest pound.

The company's parent undertaking, CTS Metropark Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of CTS Metropark Limited are available to the public and may be obtained from 1 Towers Place, Eton Street, Richmond, Surrey, TW9 1EG. In this financial statements, the company is considered to be a qualifying entity (for purpose of this FRS) and has applied the exemptions available under FRS102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to end of the period;
- Cash Flow Statement and related notes; and
- Key Management Personnel compensation

As the consolidated financial statements of CTS Metropark Limited include the disclosures equivalent to those required by FRS 102, the Company has also taken the exemptions available in respect of the following disclosure:

Certain disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

2.2 Going concern

The company is profitable and has net current assets. However, the company participates in group centralised treasury arrangement with members of the group headed by CTS Metropark Limited. These arrangements are limited to the pooling of cash in intermediate holding companies of the group.

Whilst the directors believe that the receivable arising from the cash pooling is recoverable, CTS Metropark Limited is reliant on the continued financial support of the group's ultimate parent company, China National Travel Service Group Corporation Limited and therefore the recoverability of amounts is in part dependant on the continued financial support of the ultimate parent company.

Having made appropriate enquires of the Directors of China National Travel Service Group Corporation Limited, the Directors are satisfied that the Company will continue to have adequate resources to continue for at least the next 12 months and for the foreseeable future thereafter. For this reasons the Directors have continued to adopt the going concern basis.

STARDON (BRIGHTON WEST PIER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.3 Revenue

Revenue, in respect of goods and services supplied, is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Hotel revenue, including rental of rooms and food and beverage sales, is recognised when rooms are occupied and food and beverage is sold.

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

The estimated useful lives range as follows:

Freehold property	- 50 years
Fixtures and fittings	- 10 years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

2.5 Hotel operating items

The hotel's initial operating items such as glass and china, and certain other loose equipment of the hotel have been capitalised and are not depreciated. The cost of replacement of these items will be charged to profit and loss in the year in which it is incurred.

2.6 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell, after making due allowance for obsolete and slow-moving stocks.

STARDON (BRIGHTON WEST PIER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.7 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.9 Pensions

Defined contribution pension plan

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Statement of comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the company in independently administered funds.

2.10 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors and related party balances.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

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 Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the

STARDON (BRIGHTON WEST PIER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.10 Financial instruments (continued)

difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position 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.

2.11 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

STARDON (BRIGHTON WEST PIER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

3. Judgments in applying accounting policies and key sources of estimation uncertainty

The following are the key judgments that management have made in the process of applying the company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

a) Estimated impairment of tangible fixed assets

The company is required to review hotels and fixtures and fittings for impairment if events or changes in circumstance indicate that the carrying amount may not be recoverable. When a review for impairment is conducted, the recoverable amount is determined based on value in use calculations or the fair value (market value), which are prepared on the basis of management's assumption and estimates.

b) Depreciation

Depreciation is provided so as to write down assets to their residual values over their estimated useful lives. The selection of these residual values and estimated lives requires the exercise of management's judgment.

c) Taxation

Tax benefits are not recognised unless it is probable that they will be obtained. Tax provisions are made if it is probable that a liability will arise. The company reviews each significant tax liability or benefit to assess the appropriate accounting treatment.

4. Turnover

The whole of the turnover is attributable to the principal activity of the company, being the operation of the Holiday Inn hotel in Brighton.

All turnover arose within the United Kingdom.

5. Operating profit

The operating profit is stated after charging:

	2018 £	2017 £
Depreciation of tangible fixed assets	680,068	530,236
Cost of defined contribution scheme	9,626	5,989
	<u>689,694</u>	<u>536,225</u>

STARDON (BRIGHTON WEST PIER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

6. Auditor's remuneration

	2018 £	2017 £
Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements	<u>8,250</u>	<u>8,250</u>
Fees payable to the company's auditor and its associates in respect of:		
Taxation compliance services	<u>3,850</u>	<u>3,850</u>
	<u>3,850</u>	<u>3,850</u>

7. Employees

Staff costs were as follows:

	2018 £	2017 £
Wages and salaries	902,832	884,137
Social security costs	65,146	62,693
Cost of defined contribution scheme	9,626	5,989
	<u>977,604</u>	<u>952,819</u>

The average monthly number of employees, including the director, during the year was as follows:

	2018 No.	2017 No.
Hotel employees	<u>53</u>	<u>54</u>

The directors are remunerated via Kew Green Group Limited. The director does not consider there to be any key management personnel other than the director.

STARDON (BRIGHTON WEST PIER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

8. Taxation

	2018	2017
	£	£
Corporation tax		
Adjustments in respect of previous periods	-	(4,282)
Total current tax	<u>-</u>	<u>(4,282)</u>
Deferred tax		
Origination and reversal of timing differences	8,259	9,999
Effect of tax rate change on opening balance	-	3,633
Total deferred tax	<u>8,259</u>	<u>13,632</u>
Taxation on profit on ordinary activities	<u>8,259</u>	<u>9,350</u>

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2017 - *lower than*) the standard rate of corporation tax in the UK of 19% (2017 - 19.25%). The differences are explained below:

	2018	2017
	£	£
Profit on ordinary activities before tax	<u>942,054</u>	<u>910,969</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017 - 19.25%)	178,990	175,362
Effects of:		
Capital allowances for year in excess of depreciation	29,931	(706)
Adjustments to tax charge in respect of prior periods	-	(649)
Deferred tax not recognised	(9,453)	-
Transfer pricing adjustments	22,014	4,355
Other differences leading to an increase in the tax charge	(2,084)	(1,348)
Group relief	(211,139)	(167,664)
Total tax charge for the year	<u>8,259</u>	<u>9,350</u>

STARDON (BRIGHTON WEST PIER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

8. Taxation (continued)

Factors that may affect future tax charges

Reductions in the UK corporation tax rate from 20% to 19% (effective from 1 April 2017) and to 18% (effective from 1 April 2020) were substantively enacted on 26 October 2015. An additional reduction to 17% (effective from 1 April 2020) was substantively enacted on 6 September 2016. This will reduce the company's future current tax charge accordingly.

9. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Land £	Total £
Cost				
At 1 January 2018	6,686,315	7,478,395	1,700,000	15,864,710
Additions	-	461,366	-	461,366
Disposals	-	(800)	-	(800)
At 31 December 2018	6,686,315	7,938,961	1,700,000	16,325,276
Depreciation				
At 1 January 2018	371,526	4,545,064	-	4,916,590
Charge for the year on owned assets	281,110	398,958	-	680,068
Disposals	-	(800)	-	(800)
At 31 December 2018	652,636	4,943,222	-	5,595,858
Net book value				
At 31 December 2018	6,033,679	2,995,739	1,700,000	10,729,418
At 31 December 2017	6,314,789	2,933,331	1,700,000	10,948,120

STARDON (BRIGHTON WEST PIER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

10. Stocks

	2018	2017
	£	£
Raw materials and consumables	22,766	19,215
	22,766	19,215

Stock recognised in cost of sales during the year as an expense was £368,538 (2017 - £345,196).

11. Debtors

	2018	2017
	£	£
Trade debtors	42,662	35,175
Amounts owed by group undertakings	2,171,720	1,076,136
Other debtors	38,085	88,586
Prepayments and accrued income	108,347	84,852
Deferred taxation	67,526	75,785
	2,428,340	1,360,534

Included above is an amount of £67,526 (2017: £75,785) in relation to deferred tax which the majority of the balance is expected to be due after more than one year.

12. Cash and cash equivalents

	2018	2017
	£	£
Cash at bank and in hand	72,887	204,417
	72,887	204,417

STARDON (BRIGHTON WEST PIER) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

13. Creditors: Amounts falling due within one year

	2018 £	2017 £
Deferred income	49,124	49,124
Trade creditors	193,839	297,160
Other taxation and social security	69,407	68,289
Accruals and deferred income	224,772	286,114
	<u>537,142</u>	<u>700,687</u>

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

	2018 £	2017 £
Deferred income	274,282	323,407
	<u>274,282</u>	<u>323,407</u>

Deferred income which are non-repayable relate to funds provided by franchisors which are released via amortisation to the Statement of comprehensive income over 10 years.

STARDON (BRIGHTON WEST PIER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

15. Deferred taxation

	2018 £	2017 £
At beginning of year	75,785	89,417
Charged to profit or loss	(8,259)	(13,632)
At end of year	67,526	75,785

The deferred tax asset is made up as follows:

	2018 £	2017 £
Accelerated capital allowances	67,526	75,785
	67,526	75,785

16. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
101 (2017 - 101) Ordinary Shares shares of £1.00 each	101	101

17. Reserves

Share premium account

Share premium account includes any premiums received on issue of share capital. Any transaction costs associated with the issuing of shares are deducted from share premium.

18. Pension commitments

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company to the fund and amounted to £9,626 (2017 - £5,989). Contributions totalling £2,031 (2017 - £991) were payable to the fund at the reporting date.

19. Related party transactions

The company has taken advantage of the exemption contained in FRS102 not to disclose transactions with other wholly owned members of the group headed by CTS Metropark Limited.

STARDON (BRIGHTON WEST PIER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

20. Controlling party

The company's ultimate parent undertaking is China National Travel Service Group Corporation Limited. The company's ultimate UK parent undertaking is CTS Metropark Limited.

The largest group in which the results of the Company are consolidated is that headed by China National Travel Service Group Corporation, CTS House, 78-83 Connaught Road, Central, Hong Kong. The smallest group in which they are consolidated is that headed by CTS Metropark Limited, 1 Towers Place, Eton Street, Richmond, Surrey, TW9 1EG.