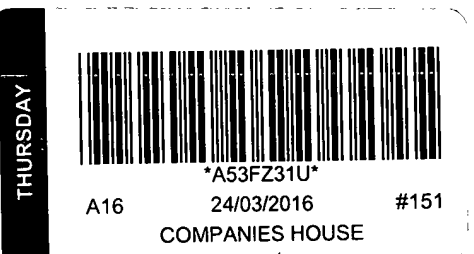


COMPANY REGISTRATION NUMBER 00632312

**YORK & DISTRICT INVESTMENT COMPANY
LIMITED**

FINANCIAL STATEMENTS

30 SEPTEMBER 2015



YORK & DISTRICT INVESTMENT COMPANY LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

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YORK & DISTRICT INVESTMENT COMPANY LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

The board of directors

J. Guthrie
P.J. Guthrie
R. Guthrie
M. Robson
J.M. Hill
R.G. Urquhart

Company secretary

B.P. Swiers

Registered office

137 Scalby Road
Scarborough
North Yorkshire
YO12 6TB

Auditor

Scott-Moncrieff
Chartered Accountants
& Statutory Auditor
25 Bothwell Street
Glasgow
G2 6NL

Bankers

Svenska Handelsbanken AB (publ)
3 Thomas More Square
London
E1W 1WY

YORK & DISTRICT INVESTMENT COMPANY LIMITED

DIRECTORS' REPORT

YEAR ENDED 30 SEPTEMBER 2015

The directors present their report and the financial statements of the company for the year ended 30 September 2015.

PRINCIPAL ACTIVITIES

The principal activities of the company during the year have been running a property letting business and collection of income from other investments.

DIRECTORS

The directors who served the company during the year were as follows:

J. Guthrie
P.J. Guthrie
R. Guthrie
M. Robson
J.M. Hill
R.G. Urquhart

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing 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 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 year.

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.

Each of the persons who is a director at the date of approval of this report confirm that:

- so far as each director is aware, there is no relevant audit information of which the company's auditor is unaware; and

YORK & DISTRICT INVESTMENT COMPANY LIMITED

DIRECTORS' REPORT *(continued)*

YEAR ENDED 30 SEPTEMBER 2015

- each director has taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Signed by order of the directors

A handwritten signature in black ink, appearing to be 'B.P. Swiers', written in a cursive style.

B.P. Swiers
Company Secretary

Approved by the directors on 17 March 2016

YORK & DISTRICT INVESTMENT COMPANY LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
YORK & DISTRICT INVESTMENT COMPANY LIMITED

YEAR ENDED 30 SEPTEMBER 2015

We have audited the financial statements of York & District Investment Company Limited for the year ended 30 September 2015 on pages 6 to 14. 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).

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders 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 (APB's) Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

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 30 September 2015 and of its profit for the year 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 MATTER PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

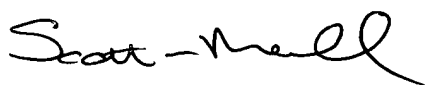
YORK & DISTRICT INVESTMENT COMPANY LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
YORK & DISTRICT INVESTMENT COMPANY LIMITED *(continued)*

YEAR ENDED 30 SEPTEMBER 2015

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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; or
- the directors were not entitled to take advantage of the small companies' exemption in preparing the member's report; or
- the directors were not exempt from the requirement to prepare a strategic report.



BERNADETTE HIGGINS (Senior Statutory Auditor)

For and on behalf of

SCOTT-MONCRIEFF

Chartered Accountants & Statutory Auditor

25 Bothwell Street
Glasgow
G2 6NL

17 March 2016

YORK & DISTRICT INVESTMENT COMPANY LIMITED

PROFIT AND LOSS ACCOUNT

YEAR ENDED 30 SEPTEMBER 2015

| | Note | 2015 £ | 2014 £ |
|--|----------|-----------------------|----------------|
| TURNOVER | 2 | 292,937 | 324,463 |
| Cost of sales | | <u>130,990</u> | <u>124,850</u> |
| GROSS PROFIT | | 161,947 | 199,613 |
| Administrative expenses | | <u>40,277</u> | <u>41,551</u> |
| OPERATING PROFIT | 3 | 121,670 | 158,062 |
| Profit on disposal of fixed assets | | 184,632 | – |
| Amounts written off investments | 5 | (181,196) | (110,000) |
| PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION | | <u>125,106</u> | <u>48,062</u> |
| Tax on profit on ordinary activities | 6 | – | 41,010 |
| PROFIT FOR THE FINANCIAL YEAR | | <u>125,106</u> | <u>7,052</u> |

All of the activities of the company are classed as continuing.

The notes on pages 9 to 14 form part of these financial statements.

YORK & DISTRICT INVESTMENT COMPANY LIMITED
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
YEAR ENDED 30 SEPTEMBER 2015

| | 2015 £ | 2014 £ |
|---|------------------|--------------|
| Profit for the financial year attributable to the shareholders | 125,106 | 7,052 |
| Unrealised profit on revaluation of: Other investments | <u>2,390,849</u> | <u>–</u> |
| Total gains and losses recognised since the last annual report | <u>2,515,955</u> | <u>7,052</u> |

NOTE OF HISTORICAL COST PROFITS AND LOSSES

| | 2015 £ | 2014 £ |
|---|----------------|---------------|
| Reported profit on ordinary activities before taxation | 125,106 | 48,062 |
| Realisation of gains recognised in previous periods | <u>82,845</u> | <u>–</u> |
| Historical cost profit on ordinary activities before taxation | <u>207,951</u> | <u>48,062</u> |
| Historical cost profit for the year after taxation | <u>207,951</u> | <u>7,052</u> |

The notes on pages 9 to 14 form part of these financial statements.

YORK & DISTRICT INVESTMENT COMPANY LIMITED

BALANCE SHEET

30 SEPTEMBER 2015

| | Note | 2015 £ | 2014 £ |
|---|------|--------------------|--------------------|
| FIXED ASSETS | | | |
| Investments | 7 | <u>6,256,578</u> | <u>5,303,876</u> |
| CURRENT ASSETS | | | |
| Debtors | 8 | 7,215 | 24,793 |
| Cash at bank and in hand | | <u>370,085</u> | <u>35,711</u> |
| | | <u>377,300</u> | <u>60,504</u> |
| CREDITORS: Amounts falling due within one year | 9 | <u>1,950,209</u> | <u>3,196,666</u> |
| NET CURRENT LIABILITIES | | <u>(1,572,909)</u> | <u>(3,136,162)</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>4,683,669</u> | <u>2,167,714</u> |
| CAPITAL AND RESERVES | | | |
| Called up equity share capital | 13 | 210,000 | 210,000 |
| Revaluation reserve | 14 | 4,222,320 | 1,914,316 |
| Profit and loss account | 14 | <u>251,349</u> | <u>43,398</u> |
| SHAREHOLDERS' FUNDS | 15 | <u>4,683,669</u> | <u>2,167,714</u> |

These accounts were approved by the directors and authorised for issue on 17 March 2016, and are signed on their behalf by:

J. Guthrie
Director

Company Registration Number: 00632312

The notes on pages 9 to 14 form part of these financial statements.

YORK & DISTRICT INVESTMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

1. ACCOUNTING POLICIES

1.1 Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with applicable UK accounting standards.

1.2 Cash flow statement

Exemption has been taken from preparing a cash flow statement on the grounds that the parent company includes the subsidiary in its published financial statements.

1.3 Turnover

Turnover represents amounts receivable for rents and service charges.

1.4 Investment properties

In accordance with SSAP 19, the directors have included the company's investment properties in the balance sheet at their estimate of open market value. The aggregate surplus or deficit on revaluation is transferred to undistributable revaluation reserve. If deficits are considered permanent then these are written off to the profit and loss account.

No depreciation is provided on freehold investment properties which is a departure from the requirements of the Companies Act 2006. In the opinion of the directors these properties are held primarily for their investment potential and so their current value is of more significance than any measure of consumption and to depreciate them would not give a true and fair view. The provisions of SSAP 19 in respect of investment properties have therefore been adopted in order to give a true and fair view. If this departure from the Act had not been made, the results for the year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified and the amount which might otherwise have been shown cannot be separately identified or quantified.

1.5 Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions:

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold.

YORK & DISTRICT INVESTMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

1. ACCOUNTING POLICIES *(continued)*

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

1.6 Going concern

The financial statements for the year ended 30 September 2015 have been prepared on a going concern basis on the strength of confirmation from the parent company that it will continue to provide financial support for the foreseeable future.

1.7 Acquisition and disposal of properties

Acquisitions of properties are accounted for on the date of unconditional contract and disposals of properties on the date of legal completion.

1.8 Investments

Quoted and unquoted investments are stated at cost less any permanent diminution in value.

Nil redemption debentures included in other investments are written off over the life of the debentures.

2. TURNOVER

The turnover and profit before tax are attributable to the principal activities of the company. An analysis of turnover is given below:

| | 2015 £ | 2014 £ |
|----------------|----------------|----------------|
| United Kingdom | <u>292,937</u> | <u>324,463</u> |

3. OPERATING PROFIT

Operating profit is stated after charging:

| | 2015 £ | 2014 £ |
|---|--------------|--------------|
| Auditor's remuneration - as auditors | <u>6,792</u> | <u>6,768</u> |

YORK & DISTRICT INVESTMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

4. PARTICULARS OF EMPLOYEES

There were no employees during the year apart from the directors, who received no remuneration for their services.

The above details do not include directors' emoluments paid by the holding company and partially recharged to the company as part of a management charge. It is not practicable to separately identify the amount of the directors' emoluments included in the management charge. Full details are given in the holding company's financial statements.

5. AMOUNTS WRITTEN OFF INVESTMENTS

| | 2015 £ | 2014 £ |
|--------------------------------|----------------|----------------|
| Amount written off investments | <u>181,196</u> | <u>110,000</u> |

6. TAXATION ON ORDINARY ACTIVITIES

(a) Analysis of charge in the year

| | 2015 £ | 2014 £ |
|--|-----------|---------------|
| Current tax: | | |
| UK Corporation tax based on the results for the year at 20.50% (2014 - 22%) | - | 41,010 |
| Total current tax | <u>-</u> | <u>41,010</u> |

(b) Factors affecting current tax charge

The tax assessed on the profit on ordinary activities for the year is lower than the standard rate of corporation tax in the UK of 20.50% (2014 - 22%).

No tax charge arises on revaluation gains realised on properties transferred within the group.

| | 2015 £ | 2014 £ |
|---|----------------|---------------|
| Profit on ordinary activities before taxation | <u>125,106</u> | <u>48,062</u> |
| Profit on ordinary activities by rate of tax | 25,647 | 10,574 |
| Permanent timing differences | (138,477) | 30,436 |
| Group relief | <u>112,830</u> | - |
| Total current tax (note 6(a)) | <u>-</u> | <u>41,010</u> |

YORK & DISTRICT INVESTMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

6. TAXATION ON ORDINARY ACTIVITIES *(continued)*

(c) Factors that may affect future tax charges

No provision has been made for deferred tax on gains recognised on revaluing investment properties to their market value. Such tax would only become payable when the properties were sold. Provision for taxation on disposal is made where a binding agreement to sell has been entered into by the balance sheet date.

7. INVESTMENTS

| | Other investments £ |
|---|---------------------------|
| COST OR VALUATION | |
| At 1 October 2014 | 6,508,203 |
| Revaluation | 2,390,849 |
| Additions | 91,979 |
| Disposals | <u>(2,338,043)</u> |
| At 30 September 2015 | <u>6,652,988</u> |
| AMOUNTS PROVIDED | |
| At 1 October 2014 | 1,204,327 |
| Written off in year | 207,076 |
| Written off in prior years written back | <u>(1,014,993)</u> |
| At 30 September 2015 | <u>396,410</u> |
| NET BOOK VALUE | |
| At 30 September 2015 | <u>6,256,578</u> |
| At 1 October 2014 | <u>5,303,876</u> |

Investment properties

Other investments include investment properties with a net book value of £6,000,973 (2014 - £4,905,195).

Investment properties have been revalued at their open market value as at the year end by Mr. J. Guthrie FRICS (director).

8. DEBTORS

| | 2015 £ | 2014 £ |
|---------------|--------------|---------------|
| Trade debtors | 7,215 | 24,098 |
| Other debtors | — | 695 |
| | <u>7,215</u> | <u>24,793</u> |

YORK & DISTRICT INVESTMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

9. CREDITORS: Amounts falling due within one year

| | 2015 | 2014 |
|------------------------------------|------------------|------------------|
| | £ | £ |
| Trade creditors | 1,478 | 4,785 |
| Amounts owed to group undertakings | 1,930,035 | 3,128,587 |
| Corporation tax | – | 41,010 |
| Other creditors | 10,928 | 11,983 |
| Accruals and deferred income | 7,768 | 10,301 |
| | <u>1,950,209</u> | <u>3,196,666</u> |

10. DEFERRED TAXATION

No provision has been made in the financial statements and the amounts unprovided at the end of the year are as follows:

| | 2015 | 2014 |
|--|----------------|---------------|
| | £ | £ |
| Deferred tax not provided - on disposal of revalued assets | <u>626,511</u> | <u>11,691</u> |

11. CONTINGENCIES

This company has given cross guarantees in respect of group borrowings from its bankers. The company has also entered into a group offset arrangement with its bankers. Security given includes a debenture over the whole assets of the company.

12. RELATED PARTY TRANSACTIONS

Advantage is taken of the exemption for wholly owned subsidiaries given in Financial Reporting Standard number 8 "Related Party Disclosures" from the requirement to separately disclose transactions with group companies.

13. SHARE CAPITAL

Allotted, called up and fully paid:

| | 2015 | | 2014 | |
|----------------------------|----------------|----------------|----------------|----------------|
| | No | £ | No | £ |
| Ordinary shares of £1 each | <u>210,000</u> | <u>210,000</u> | <u>210,000</u> | <u>210,000</u> |

YORK & DISTRICT INVESTMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

14. RESERVES

| | Revaluation reserve £ | Profit and loss account £ |
|--|-----------------------------|---------------------------------|
| At 1 October 2014 | 1,914,316 | 43,398 |
| Profit for the year | – | 125,106 |
| Other gains and losses | | |
| - Revaluation of fixed assets | 2,390,849 | – |
| Other movements | | |
| - transfer to/from revaluation reserve | (82,845) | 82,845 |
| At 30 September 2015 | <u>4,222,320</u> | <u>251,349</u> |

15. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

| | 2015 £ | 2014 £ |
|---------------------------------------|------------------|------------------|
| Profit for the financial year | 125,106 | 7,052 |
| Other net recognised gains and losses | 2,390,849 | – |
| Net addition to shareholders' funds | 2,515,955 | 7,052 |
| Opening shareholders' funds | 2,167,714 | 2,160,662 |
| Closing shareholders' funds | <u>4,683,669</u> | <u>2,167,714</u> |

16. ULTIMATE PARENT COMPANY

The directors regard Broadland Properties Limited as the ultimate controlling party. Broadland Properties Limited is the ultimate parent of the Group and the only parent for which group accounts are prepared. Broadland Properties Limited is registered in England.