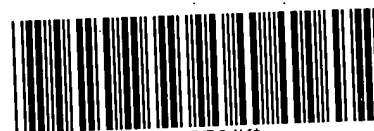


COMPANY REGISTRATION NUMBER 00804321

**MANHILL CO. LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2016**

**COHEN ARNOLD**  
Chartered Accountants & Statutory Auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

THURSDAY



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COMPANIES HOUSE

**MANHILL CO. LIMITED**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2016**

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**MANHILL CO. LIMITED**  
**OFFICERS AND PROFESSIONAL ADVISERS**

**THE DIRECTORS**

Mr E Englander  
Mr C Berger  
Mr S Z Englander

**COMPANY SECRETARY**

Mrs S Englander

**REGISTERED OFFICE**

New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**AUDITOR**

Cohen Arnold  
Chartered Accountants  
& Statutory Auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**MANHILL CO. LIMITED**  
**THE REPORT OF THE DIRECTORS**  
**YEAR ENDED 31 MARCH 2016**

The Directors present their report and the financial statements of the Company for the year ended 31 March 2016.

**PRINCIPAL ACTIVITIES**

The principal activity of the Company is property trading which has remained unchanged during the year and no change is envisaged in the immediate future.

**DIRECTORS**

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

Mr E Englander  
Mr C Berger  
Mr S Z Englander

**LAND AND BUILDINGS**

The Company's stock of trading properties is included in the Balance Sheet at cost. The Directors are of the opinion that the open market value of each of the Company's trading properties is greater than the amount at which it is included in the Financial Statements and that the total value of the properties is in excess of £15.8m.

**RESPONSIBILITIES OF THE DIRECTORS**

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.

**MANHILL CO. LIMITED**  
**THE REPORT OF THE DIRECTORS (*continued*)**  
**YEAR ENDED 31 MARCH 2016**

**DONATIONS**

During the year the Company made the following contributions:

|                      | 2016           | 2015           |
|----------------------|----------------|----------------|
|                      | £              | £              |
| Charitable donations | <u>681,000</u> | <u>975,150</u> |

The charitable donations were paid to grant making charities.

**AUDITOR**

Cohen Arnold are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

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
- 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



Mrs S Englander  
Company Secretary

Approved by the Directors on 20 December 2016

**MANHILL CO. LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**MANHILL CO. LIMITED**  
**YEAR ENDED 31 MARCH 2016**

We have audited the financial statements of Manhill Co. Limited for the year ended 31 March 2016 which comprise the Profit and Loss Account, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 Statement of Directors' Responsibilities 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 2016 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**OPINION ON OTHER MATTER PRESCRIBED BY THE COMPANIES ACT 2006**

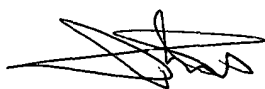
In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**MANHILL CO. LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**MANHILL CO. LIMITED (*continued*)**  
**YEAR ENDED 31 MARCH 2016**

**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.
- the Directors were not entitled to prepare the Financial Statements and the Directors' report in accordance with the small Companies regime and take advantage of the Small Companies' exemption from the requirement to prepare a Strategic Report.



ASHER STERNLICHT (Senior Statutory Auditor)  
For and on behalf of  
COHEN ARNOLD  
Chartered Accountants & Statutory Auditor

New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

*20 December 2016*

**MANHILL CO. LIMITED**  
**PROFIT AND LOSS ACCOUNT**  
**YEAR ENDED 31 MARCH 2016**

|                                                        |                   | 2016<br>£               | 2015<br>£               |
|--------------------------------------------------------|-------------------|-------------------------|-------------------------|
| <b>TURNOVER</b>                                        | <b>Note<br/>2</b> | <b>845,521</b>          | <b>751,466</b>          |
| Cost of sales                                          |                   | <u>(482,030)</u>        | <u>(113,104)</u>        |
| <b>GROSS PROFIT</b>                                    |                   | <b>363,491</b>          | <b>638,362</b>          |
| Administrative expenses                                |                   | <b>(689,708)</b>        | <b>(980,588)</b>        |
| Other operating income                                 | <b>3</b>          | <b>3,215</b>            | <b>2,999</b>            |
| <b>OPERATING LOSS</b>                                  | <b>4</b>          | <b>(323,002)</b>        | <b>(339,227)</b>        |
| Interest receivable and similar income                 |                   | <b>1</b>                | <b>79,467</b>           |
| Interest payable and similar charges                   |                   | <b>(26,771)</b>         | <b>(25,582)</b>         |
| <b>LOSS ON ORDINARY ACTIVITIES<br/>BEFORE TAXATION</b> |                   | <b>(349,772)</b>        | <b>(285,342)</b>        |
| Tax on loss on ordinary activities                     |                   | <b>—</b>                | <b>—</b>                |
| <b>LOSS FOR THE FINANCIAL YEAR</b>                     |                   | <b><u>(349,772)</u></b> | <b><u>(285,342)</u></b> |

The notes on pages 8 to 11 form part of these financial statements.

# MANHILL CO. LIMITED

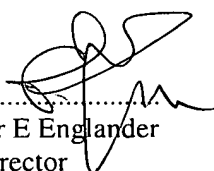
## BALANCE SHEET

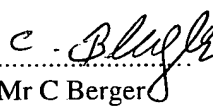
31 MARCH 2016

|                                                                | Note | 2016<br>£          | 2015<br>£        |
|----------------------------------------------------------------|------|--------------------|------------------|
| <b>FIXED ASSETS</b>                                            |      |                    |                  |
| Investments                                                    | 5    | 171,330            | 171,330          |
| <b>CURRENT ASSETS</b>                                          |      |                    |                  |
| Stocks                                                         |      | 1,300,569          | 517,452          |
| Debtors                                                        | 6    | 595,470            | 776,114          |
| Cash at bank                                                   |      | 37                 | 34               |
|                                                                |      | <u>1,896,076</u>   | <u>1,293,600</u> |
| <b>CREDITORS: Amounts falling due within one year</b>          | 7    | <u>(412,194)</u>   | <u>(502,913)</u> |
| <b>NET CURRENT ASSETS</b>                                      |      | <u>1,483,882</u>   | <u>790,687</u>   |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>                   |      | <u>1,655,212</u>   | <u>962,017</u>   |
| <b>CREDITORS: Amounts falling due after more than one year</b> | 8    | <u>(1,592,288)</u> | <u>(549,321)</u> |
|                                                                |      | <u>62,924</u>      | <u>412,696</u>   |
| <b>CAPITAL AND RESERVES</b>                                    |      |                    |                  |
| Called-up equity share capital                                 | 10   | 100                | 100              |
| Other reserves                                                 | 11   | 14,742             | 14,742           |
| Profit and loss account                                        | 11   | 48,082             | 397,854          |
| <b>SHAREHOLDERS' FUNDS</b>                                     |      | <u>62,924</u>      | <u>412,696</u>   |

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

These accounts were approved by the Directors and authorised for issue on 20 December 2016, and are signed on their behalf by:

  
 .....  
 Mr E Englander  
 Director

  
 .....  
 Mr C Berger  
 Director

Company Registration Number: 00804321

The notes on pages 8 to 11 form part of these financial statements.

**MANHILL CO. LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2016**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Turnover**

The turnover shown in the profit and loss account represents amounts invoiced during the year.

**Stocks**

Stock is comprised of freehold and leasehold properties held for trading and is included in the Financial Statements at the lower of cost and estimated net realisable value.

**Financial instruments**

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 entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

**Acquisitions and disposals of properties**

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly.

**Format of the financial statements**

The Financial Statements are presented in accordance with the format prescribed by the Companies Act 2006 with suitable adaptation thereof which the Directors consider to be appropriate having regard to the nature of the company's activities.

**MANHILL CO. LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2016**

**2. TURNOVER**

The turnover of the Company is represented by sales proceeds on disposal of properties held for trading purposes coupled with rents and charges receivable in respect of those properties.

The surplus on disposal of properties and net rental income are comprised as follows:

|                                   | <b>2016</b>            | 2015           |
|-----------------------------------|------------------------|----------------|
|                                   | <b>£</b>               | £              |
| Sale proceeds                     | <b>385,250</b>         | 308,975        |
| Selling costs                     | <b>(6,513)</b>         | -              |
| Cost of properties sold           | <b>(3,084)</b>         | (1,677)        |
| Surplus on disposal of properties | <b><u>375,653</u></b>  | <u>307,298</u> |
|                                   | <b>2016</b>            | 2015           |
|                                   | <b>£</b>               | £              |
| Rents and charges receivable      | <b>460,271</b>         | 442,491        |
| Property outgoings                | <b>(472,433)</b>       | (111,427)      |
| Net Rental Income                 | <b><u>(12,162)</u></b> | <u>331,064</u> |

**3. OTHER OPERATING INCOME**

|                       | <b>2016</b>         | 2015         |
|-----------------------|---------------------|--------------|
|                       | <b>£</b>            | £            |
| Commission receivable | <b><u>3,215</u></b> | <u>2,999</u> |

**4. OPERATING LOSS**

Operating loss is stated after charging:

|                | <b>2016</b>         | 2015         |
|----------------|---------------------|--------------|
|                | <b>£</b>            | £            |
| Auditor's fees | <b><u>5,100</u></b> | <u>5,220</u> |

The Directors received no emoluments from the Company during the year nor in the previous year.

**MANHILL CO. LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2016**

**5. INVESTMENTS**

|                                    |                       |
|------------------------------------|-----------------------|
|                                    | £                     |
| <b>COST</b>                        |                       |
| At 1 April 2015 and 31 March 2016  | <u><b>171,330</b></u> |
| <b>NET BOOK VALUE</b>              |                       |
| At 31 March 2016 and 31 March 2015 | <u><b>171,330</b></u> |

The Company holds directly the under mentioned proportions of the issued share capital in The Development and Property Holding Company Limited which is incorporated in Great Britain and registered in England.

|                                | Percentage of Issued Share Capital |      |
|--------------------------------|------------------------------------|------|
|                                | 2016                               | 2015 |
| Ordinary Shares of £1 each     | 7.7%                               | 7.7% |
| Ordinary "B" Shares of £1 each | 7.7%                               | 7.7% |

**6. DEBTORS**

|               | 2016                  | 2015                  |
|---------------|-----------------------|-----------------------|
|               | £                     | £                     |
| Trade debtors | 14,587                | 27,765                |
| Other debtors | <u>580,883</u>        | <u>748,349</u>        |
|               | <u><b>595,470</b></u> | <u><b>776,114</b></u> |

**7. CREDITORS: Amounts falling due within one year**

|                 | 2016                  | 2015                  |
|-----------------|-----------------------|-----------------------|
|                 | £                     | £                     |
| Trade creditors | 25,801                | 18,637                |
| Other creditors | <u>386,393</u>        | <u>484,276</u>        |
|                 | <u><b>412,194</b></u> | <u><b>502,913</b></u> |

**8. CREDITORS: Amounts falling due after more than one year**

|                 | 2016                    | 2015                  |
|-----------------|-------------------------|-----------------------|
|                 | £                       | £                     |
| Other creditors | <u><b>1,592,288</b></u> | <u><b>549,321</b></u> |

**MANHILL CO. LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2016**

**9. RELATED PARTY TRANSACTIONS**

(i) Included in Other debtors (Note 6) is an amount due from The Development & Property Holding Company Limited of £234,886 (2015: £234,886) which is controlled by the Trustees of Settlements made by Mr E Englander, a director of this Company, and Mrs S Englander. The loan is interest free and effectively repayable on demand.

(ii) Included in Other creditors (Note 8) is an amount of £207,582 (2015: £207,582) due to Blustart Company Limited, a fellow subsidiary. The loan bears interest at 2% above the Bank of England Base Rate and is repayable after more than twelve months.

(iii) Other creditors (Note 8) represents amounts due to Better Properties Limited, which is ultimately controlled by the Trustees of Settlements made by Mr E Englander and Mrs S Englander. The loan bears interest at 2% above the Bank of England Base Rate and is repayable after more than twelve months.

(iv) Certain of the Company's properties are managed by Better Properties Limited.

**10. SHARE CAPITAL**

**Allotted, called up and fully paid:**

|                            | 2016       |            | 2015       |            |
|----------------------------|------------|------------|------------|------------|
|                            | No.        | £          | No.        | £          |
| Ordinary shares of £1 each | <u>100</u> | <u>100</u> | <u>100</u> | <u>100</u> |

**11. RESERVES**

|                         | Capital redemption reserve | Profit and loss account |
|-------------------------|----------------------------|-------------------------|
|                         | £                          | £                       |
| Balance brought forward | 14,742                     | 397,854                 |
| Loss for the year       | —                          | (349,772)               |
| Balance carried forward | <u>14,742</u>              | <u>48,082</u>           |

**12. PARENT UNDERTAKING**

The Parent Undertaking is Keren Association Limited, incorporated in Great Britain and registered in England.

**13. CONTROL**

The Company is controlled by Keren Association Limited.