

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2016  
FOR  
BISHOPS CORNER (FINANCE) LIMITED**

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FOR THE YEAR ENDED 30 JUNE 2016**

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**BISHOPS CORNER (FINANCE) LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 JUNE 2016**

**DIRECTORS:**

M.R. Pittalis  
R.R. Pittalis

**REGISTERED OFFICE:**

1st Floor, Global House  
299 - 303 Ballards Lane  
London  
N12 8NP

**REGISTERED NUMBER:**

00825321 (England and Wales)

**ACCOUNTANTS:**

Grant Thornton UK LLP  
The Colmore Building  
20 Colmore Circus  
Birmingham  
B4 6AT

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
BISHOPS CORNER (FINANCE) LIMITED**

**The following reproduces the text of the report prepared for the directors and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Statement of Comprehensive Income and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Bishops Corner (Finance) Limited for the year ended 30 June 2016 which comprise the Statement of Comprehensive Income, Statement of Financial Position, and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Bishops Corner (Finance) Limited, as a body, in accordance with the terms of our engagement letter dated 25 February 2016. Our work has been undertaken solely to prepare for your approval the financial statements of Bishops Corner (Finance) Limited and state those matters that we have agreed to state to the Board of Directors of Bishops Corner (Finance) Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Bishops Corner (Finance) Limited Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Bishops Corner (Finance) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Bishops Corner (Finance) Limited. You consider that Bishops Corner (Finance) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Bishops Corner (Finance) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Grant Thornton UK LLP  
The Colmore Building  
20 Colmore Circus  
Birmingham  
B4 6AT

31 March 2017

**STATEMENT OF FINANCIAL POSITION  
30 JUNE 2016**

|                                              | Notes | 30.6.16<br>£          | £                       | 30.6.15<br>£   | £                |
|----------------------------------------------|-------|-----------------------|-------------------------|----------------|------------------|
| <b>FIXED ASSETS</b>                          |       |                       |                         |                |                  |
| Investment property                          | 4     |                       | <b>2,980,000</b>        |                | 2,980,000        |
| <b>CURRENT ASSETS</b>                        |       |                       |                         |                |                  |
| Cash at bank                                 |       | <b>165,418</b>        |                         | 115,615        |                  |
| <b>CREDITORS</b>                             |       |                       |                         |                |                  |
| Amounts falling due within one year          | 5     | <u><b>166,717</b></u> |                         | <u>122,976</u> |                  |
| <b>NET CURRENT LIABILITIES</b>               |       |                       | <u><b>(1,299)</b></u>   |                | <u>(7,361)</u>   |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                       | <b>2,978,701</b>        |                | 2,972,639        |
| <b>PROVISIONS FOR LIABILITIES</b>            | 6     |                       | <u><b>369,455</b></u>   |                | <u>369,455</u>   |
| <b>NET ASSETS</b>                            |       |                       | <u><b>2,609,246</b></u> |                | <u>2,603,184</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |                       |                         |                |                  |
| Called up share capital                      | 7     |                       | <b>737,022</b>          |                | 737,022          |
| Fair value reserve                           | 8     |                       | <b>1,815,436</b>        |                | 1,815,436        |
| Retained earnings                            | 8     |                       | <u><b>56,788</b></u>    |                | <u>50,726</u>    |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |                       | <u><b>2,609,246</b></u> |                | <u>2,603,184</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors on 31 March 2017 and were signed on its behalf by:

M.R. Pittalis - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2016**

**1. STATUTORY INFORMATION**

Bishops Corner (Finance) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Related party exemption**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

**Significant judgements and estimates**

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies.

**Turnover**

Turnover comprises revenue recognised by the company in respect of rents received and services supplied during the year, exclusive of Value Added Tax. Rents are recognised up to the year end date.

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the UK.

**Investment property**

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are initially measured at cost, including transaction costs. Subsequently investment properties whose fair value can be measured reliably without undue cost or effort on an on-going basis is measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

**Deferred tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Cash and cash equivalent**

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 significant risk of change in value.

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2016**

**2. ACCOUNTING POLICIES - continued**

**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, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 .

**4. INVESTMENT PROPERTY**

|                       | <b>Total<br/>£</b>             |
|-----------------------|--------------------------------|
| <b>FAIR VALUE</b>     |                                |
| At 1 July 2015        |                                |
| and 30 June 2016      | <u><b>2,980,000</b></u>        |
| <b>NET BOOK VALUE</b> |                                |
| At 30 June 2016       | <u><b>2,980,000</b></u>        |
| At 30 June 2015       | <u><u><b>2,980,000</b></u></u> |

The freehold properties were valued on 30 June 2016 by the directors on an open market value basis. The revaluation has been calculated based upon acceptable revaluation policy and the directors have adopted the relevant reporting standards and the legislation to calculate the revaluation.

Cost or valuation at 30 June 2016 is represented by:

|                   | <b>£</b>                       |
|-------------------|--------------------------------|
| Valuation in 2002 | <b>1,044,891</b>               |
| Valuation in 2004 | <b>305,000</b>                 |
| Valuation in 2006 | <b>835,000</b>                 |
| Cost              | <u><b>795,109</b></u>          |
|                   | <u><u><b>2,980,000</b></u></u> |

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                           | <b>30.6.16<br/>£</b>         | <b>30.6.15<br/>£</b>  |
|---------------------------|------------------------------|-----------------------|
| Trade creditors           | <b>4,566</b>                 | 3,417                 |
| Amounts due to the parent | <b>126,124</b>               | 84,856                |
| Taxation                  | <b>35,027</b>                | 33,585                |
| Accrued expenses          | <u><b>1,000</b></u>          | <u>1,118</u>          |
|                           | <u><u><b>166,717</b></u></u> | <u><u>122,976</u></u> |

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2016**

**6. PROVISIONS FOR LIABILITIES**

|                         | <b>30.6.16</b>        | 30.6.15               |
|-------------------------|-----------------------|-----------------------|
|                         | <b>£</b>              | <b>£</b>              |
| Deferred tax            | <u><b>369,455</b></u> | <u><b>369,455</b></u> |
|                         |                       | <b>Deferred tax</b>   |
|                         |                       | <b>£</b>              |
| Balance at 1 July 2015  |                       | <u><b>369,455</b></u> |
| Balance at 30 June 2016 |                       | <u><b>369,455</b></u> |

**7. CALLED UP SHARE CAPITAL**

|                                  |          |                |                       |                       |
|----------------------------------|----------|----------------|-----------------------|-----------------------|
| Allotted, issued and fully paid: |          |                |                       |                       |
| Number:                          | Class:   | Nominal value: | <b>30.6.16</b>        | 30.6.15               |
|                                  |          |                | <b>£</b>              | <b>£</b>              |
| 737,022                          | Ordinary | 1              | <u><b>737,022</b></u> | <u><b>737,022</b></u> |

**8. RESERVES**

Retained earnings includes all current and prior period retained profits and losses.

Fair value reserves includes all amounts relating to the fair value gains and losses of investments properties.

**9. CONTINGENT LIABILITIES**

The company has no contingent liabilities as at 30 June 2016 or 30 June 2015.

**10. CAPITAL COMMITMENTS**

There are no capital commitments contracted in the year.

**11. RELATED PARTY DISCLOSURES**

Included in the creditors due within one year is an amount of £126,124 (2015 - £84,856) due to Jomaro (U.K.) Limited, the parent company.

**Dividends**

Dividends of £140,000 (2015 - £125,000) were paid to Jomaro (U.K.) Limited, the parent company.

**12. ULTIMATE CONTROLLING PARTY**

The ultimate parent company is Jomaro (U.K.) Limited which is registered in England and Wales.

The company is controlled by the directors' by the virtue of their direct and indirect family shareholdings in the parent company Jomaro (U.K.) Limited.

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2016**

**13. FIRST YEAR ADOPTION**

These financial statements for the year ended 30 June 2016 are the first financial statements that comply with FRS 102. The date of transition is the 1 July 2014. The transition to FRS 102 has resulted in a small number of changes in accounting policies to those used previously. The nature of these changes and their impact on opening equity and profit for the comparative period are explained in the notes below.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.