

**LEXADON LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2016**

**MAGEE GAMMON**  
Chartered Accountants  
Henwood House  
Henwood  
Ashford  
Kent  
TN24 8DH

**LEXADON LIMITED**  
**REGISTERED NUMBER:01474635**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2016**

|                                                         |    |              | <b>2016</b>   | <b><u>As restated</u></b> |
|---------------------------------------------------------|----|--------------|---------------|---------------------------|
|                                                         |    |              | <b>£</b>      | <b>2015</b>               |
|                                                         |    |              |               | <b>£</b>                  |
| <b>Fixed assets</b>                                     |    |              |               |                           |
| Tangible assets                                         | 4  |              | 51,526        | 81,200                    |
| Investments                                             | 5  |              | 3,098,707     | 3,011,019                 |
| Investment property                                     | 6  |              | 225,745,775   | 176,307,265               |
|                                                         |    |              | <hr/>         | <hr/>                     |
|                                                         |    |              | 228,896,008   | 179,399,484               |
| <b>Current assets</b>                                   |    |              |               |                           |
| Stocks                                                  | 7  | 3,890,160    |               | 3,890,160                 |
| Debtors: amounts falling due within one year            | 8  | 8,324,533    |               | 7,725,831                 |
| Cash at bank and in hand                                |    | 1,279,918    |               | 1,481,411                 |
|                                                         |    |              | <hr/>         | <hr/>                     |
|                                                         |    | 13,494,611   |               | 13,097,402                |
| Creditors: amounts falling due within one year          | 9  | (6,271,737)  |               | (11,921,705)              |
|                                                         |    |              | <hr/>         | <hr/>                     |
| <b>Net current assets</b>                               |    |              | 7,222,874     | 1,175,697                 |
| <b>Total assets less current liabilities</b>            |    |              | <hr/>         | <hr/>                     |
|                                                         |    |              | 236,118,882   | 180,575,181               |
| Creditors: amounts falling due after more than one year | 10 |              | (89,104,120)  | (79,235,375)              |
| <b>Provisions for liabilities</b>                       |    |              |               |                           |
| Deferred tax                                            | 12 | (22,983,332) |               | (15,368,311)              |
|                                                         |    |              | <hr/>         | <hr/>                     |
|                                                         |    |              | (22,983,332)  | (15,368,311)              |
| <b>Net assets</b>                                       |    |              | <hr/>         | <hr/>                     |
|                                                         |    |              | £ 124,031,430 | £ 85,971,495              |

**LEXADON LIMITED**  
**REGISTERED NUMBER:01474635**

**BALANCE SHEET (CONTINUED)**  
**AS AT 31 DECEMBER 2016**

|                             | <b>2016</b>          | <b>2015</b>         |
|-----------------------------|----------------------|---------------------|
|                             | <b>£</b>             | <b>£</b>            |
| <b>Capital and reserves</b> |                      |                     |
| Called up share capital     | 13                   | 5                   |
| Capital redemption reserve  | 64,358               | 64,358              |
| Other reserves              | 109,421,602          | 75,473,687          |
| Profit and loss account     | 14,545,465           | 10,433,445          |
|                             | <u>£ 124,031,430</u> | <u>£ 85,971,495</u> |

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 24 May 2017.

**J M Knight**

Director

The notes on pages 3 to 15 form part of these financial statements.

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 1. General information

Lexadon Limited is a private limited company incorporated in England & Wales. The registered office of the company is Unit 2, Cumberland Works, Wigton Place, London, SE11 4AN.

### 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 Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

#### 2.2 Revenue

Revenue 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. The following criteria must also be met before revenue is recognised:

##### Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

##### Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

#### 2.3 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, 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.

## LEXADON LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

#### 2. Accounting policies (continued)

##### 2.3 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

|                              |   |                            |
|------------------------------|---|----------------------------|
| Long-term leasehold property | - | over the term of the lease |
| Motor vehicles               | - | 25% reducing balance basis |
| Office equipment             | - | 25% reducing balance basis |

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 income and retained earnings.

##### 2.4 Investment property

Investment property is carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of income and retained earnings.

##### 2.5 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of income and retained earnings for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Investments in listed company shares are remeasured to market value at each Balance sheet date. Gains and losses on remeasurement are recognised in profit or loss for the period.

##### 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. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

##### 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.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016**

**2. Accounting policies (continued)**

**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 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.

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 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.

Investments in non-convertible preference shares and in non-puttable ordinary and preference shares are measured:

- at fair value with changes recognised in the Statement of income and retained earnings if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

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 income and retained earnings.

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 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 balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet 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.

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair

## **LEXADON LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016**

#### **2. Accounting policies (continued)**

##### **2.9 Financial instruments (continued)**

value of derivatives are recognised in profit or loss in finance costs or income as appropriate. The company does not currently apply hedge accounting for interest rate and foreign exchange derivatives.

##### **2.10 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.

##### **2.11 Finance costs**

Finance costs are charged to the Statement of income and retained earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

##### **2.12 Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

##### **2.13 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 income and retained earnings when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

##### **2.14 Interest income**

Interest income is recognised in the Statement of income and retained earnings using the effective interest method.

##### **2.15 Borrowing costs**

All borrowing costs are recognised in the Statement of income and retained earnings in the year in which they are incurred.

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 2. Accounting policies (continued)

#### 2.16 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of income and retained earnings in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

#### 2.17 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of income and retained earnings, 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 balance sheet 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 Balance sheet 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 balance sheet date.

### 3. Employees

The average monthly number of employees, including directors, during the year was 8 (2015 - 7).

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 4. Tangible fixed assets

|                                     | <u>Long-term<br/>leasehold<br/>property</u> | <u>Office<br/>equipment</u> | <u>Total</u>    |
|-------------------------------------|---------------------------------------------|-----------------------------|-----------------|
|                                     | £                                           | £                           | £               |
| <b>Cost or valuation</b>            |                                             |                             |                 |
| At 1 January 2016                   | 300,952                                     | 29,876                      | 330,828         |
| At 31 December 2016                 | <u>300,952</u>                              | <u>29,876</u>               | <u>330,828</u>  |
| <b>Depreciation</b>                 |                                             |                             |                 |
| At 1 January 2016                   | 224,088                                     | 25,540                      | 249,628         |
| Charge for the year on owned assets | 28,590                                      | 1,084                       | 29,674          |
| At 31 December 2016                 | <u>252,678</u>                              | <u>26,624</u>               | <u>279,302</u>  |
| <b>Net book value</b>               |                                             |                             |                 |
| At 31 December 2016                 | <u>£ 48,274</u>                             | <u>£ 3,252</u>              | <u>£ 51,526</u> |
| <b>At 31 December 2015</b>          | <u>£ 76,864</u>                             | <u>£ 4,336</u>              | <u>£ 81,200</u> |

The net book value of land and buildings may be further analysed as follows:

|                | <b>2016</b>     | <b>2015</b>     |
|----------------|-----------------|-----------------|
|                | £               | £               |
| Long leasehold | 48,274          | 76,864          |
|                | <u>£ 48,274</u> | <u>£ 76,864</u> |

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 5. Fixed asset investments

|                            | <u>Investments in<br/>subsidiary<br/>companies</u> | <u>Other fixed<br/>asset<br/>investments</u> | <u>Total</u> |
|----------------------------|----------------------------------------------------|----------------------------------------------|--------------|
|                            | £                                                  | £                                            | £            |
| <b>Cost or valuation</b>   |                                                    |                                              |              |
| At 1 January 2016          | 34                                                 | 3,010,985                                    | 3,011,019    |
| Additions                  | -                                                  | 87,688                                       | 87,688       |
| At 31 December 2016        | 34                                                 | 3,098,673                                    | 3,098,707    |
| <b>Net book value</b>      |                                                    |                                              |              |
| At 31 December 2016        | £ 34                                               | £ 3,098,673                                  | £ 3,098,707  |
| <b>At 31 December 2015</b> | £ 34                                               | £ 3,010,985                                  | £ 3,011,019  |

### Subsidiary undertakings

The following were subsidiary undertakings of the Company:

| Name                                  | Class of<br>shares | Holding | Principal<br>activity  |
|---------------------------------------|--------------------|---------|------------------------|
| Lexadon (CHL) Limited                 | Ordinary           | 100 %   | Property<br>Investment |
| Lexadon (Coldharbour<br>Lane) Limited | Ordinary           | 100 %   | Property<br>Investment |
| Lexadon (Ravenslea Road)<br>Limited   | Ordinary           | 100 %   | Property<br>Holding    |
| Lexadon (Tulse Hill)<br>Limited       | Ordinary           | 100 %   | Property<br>Investment |
| Lexadon (Brixton Hill)<br>Limited     | Ordinary           | 100 %   | Property<br>Investment |
| Lexadon (Blenheim<br>Gardens) Limited | Ordinary           | 100 %   | Property<br>Holding    |
| Lexadon (Blenheim<br>Studios) Limited | Ordinary           | 100 %   | Property<br>Investment |
| Lexadon (Union Grove)<br>Limited      | Ordinary           | 100 %   | Property<br>Holding    |
| Lexadon Housing Limited               | Ordinary           | 100 %   | Property<br>Holding    |
| Lexadon (Acre Lane)<br>Limited        | Ordinary           | 100 %   | Property<br>Holding    |
| Union Grove Limited                   | Ordinary           | 100 %   | Property<br>Holding    |
| Lexadon (West Norwood)<br>Limited     | Ordinary           | 100 %   | Property<br>Holding    |

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 5. Fixed asset investments (continued)

|                                |          |       |                  |
|--------------------------------|----------|-------|------------------|
| Walton Lodge (Brixton) Limited | Ordinary | 100 % | Property Holding |
| Lexadon Properties Limited     | Ordinary | 100 % | Property Holding |
| Lexadon (No1) Limited          | Ordinary | 100 % | Property Holding |
| Lexadon (No2) Limited          | Ordinary | 100 % | Property Holding |
| Lexadon (No3) Limited          | Ordinary | 100 % | Property Holding |

### 6. Investment property

#### Freehold investment property

£

#### Valuation

|                            |                           |
|----------------------------|---------------------------|
| At 1 January 2016          | 176,307,265               |
| Additions at cost          | 7,875,573                 |
| Surplus on revaluation     | 41,562,937                |
| <b>At 31 December 2016</b> | <b><u>225,745,775</u></b> |

The 2016 valuations were made by the directors, on an open market value for existing use basis.

### 7. Stocks

|                | <b>2016</b><br>£          | <b>2015</b><br>£          |
|----------------|---------------------------|---------------------------|
| Property stock | 3,890,160                 | 3,890,160                 |
|                | <b><u>£ 3,890,160</u></b> | <b><u>£ 3,890,160</u></b> |

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 8. Debtors

|                                    | 2016<br>£          | 2015<br>£          |
|------------------------------------|--------------------|--------------------|
| Trade debtors                      | 13,680             | 38,142             |
| Amounts owed by group undertakings | 8,248,873          | 7,441,371          |
| Other debtors                      | 61,980             | 246,318            |
|                                    | <u>£ 8,324,533</u> | <u>£ 7,725,831</u> |

### 9. Creditors: Amounts falling due within one year

|                                    | 2016<br>£          | 2015<br>£           |
|------------------------------------|--------------------|---------------------|
| Bank loans                         | -                  | 6,592,146           |
| Trade creditors                    | 144,509            | 81,017              |
| Amounts owed to group undertakings | 24                 | 16                  |
| Corporation tax                    | 146,750            | -                   |
| Other taxation and social security | 2,582              | 3,056               |
| Other creditors                    | 2,343,034          | 2,652,268           |
| Accruals and deferred income       | 3,634,838          | 2,593,202           |
|                                    | <u>£ 6,271,737</u> | <u>£ 11,921,705</u> |

### 10. Creditors: Amounts falling due after more than one year

|             | 2016<br>£           | 2015<br>£           |
|-------------|---------------------|---------------------|
| Bank loans  | 89,099,954          | 79,181,209          |
| Other loans | 4,166               | 54,166              |
|             | <u>£ 89,104,120</u> | <u>£ 79,235,375</u> |

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 11. Loans

|                                                    | <b>2016</b><br>£    | <b>2015</b><br>£    |
|----------------------------------------------------|---------------------|---------------------|
| <b>Amounts falling due within one year</b>         |                     |                     |
| Bank loans                                         | -                   | 6,592,146           |
|                                                    | -                   | 6,592,146           |
| <b>Amounts falling due 1-2 years</b>               |                     |                     |
| Other loans                                        | 4,166               | 54,166              |
|                                                    | 4,166               | 54,166              |
| <b>Amounts falling due after more than 5 years</b> |                     |                     |
| Bank loans                                         | 89,099,954          | 79,181,209          |
|                                                    | <u>£ 89,104,120</u> | <u>£ 85,827,521</u> |

### 12. Deferred taxation

|                           | <b>2016</b><br>£    | <b>2015</b><br>£    |
|---------------------------|---------------------|---------------------|
| At beginning of year      | 15,368,310          | 12,445,061          |
| Charged to profit or loss | 7,615,022           | 2,923,250           |
| <b>At end of year</b>     | <u>£ 22,983,332</u> | <u>£ 15,368,311</u> |

The provision for deferred taxation is made up as follows:

|                     | <b>2016</b><br>£    | <b>As restated<br/>2015</b><br>£ |
|---------------------|---------------------|----------------------------------|
| Revaluation surplus | 22,983,332          | 15,368,311                       |
|                     | <u>£ 22,983,332</u> | <u>£ 15,368,311</u>              |

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### 13. Share capital

|                                           | 2016<br>£  | 2015<br>£  |
|-------------------------------------------|------------|------------|
| <b>Shares classified as equity</b>        |            |            |
| <b>Allotted, called up and fully paid</b> |            |            |
| 5 Ordinary shares of £1 each              | £ <u>5</u> | £ <u>5</u> |

### 14. Related party transactions

The company pays rent totalling £84,000 (2015: £86,820) for the premises from which it operates, to Lexadon Limited Executive Pension Scheme. JM Knight is a member of the pension fund.

### 15. Controlling party

JM and Mrs JA Knight, directors of the company, have control of the company as a result of controlling 100% of the issued share capital of the company.

# LEXADON LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

### First time adoption of FRS 102

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 December 2014. The impact of the transition to FRS 102 is as follows:

|                                                         | <b>As previously<br/>stated<br/>1 December<br/>2014</b> | <b>Effect of<br/>transition<br/>2014</b> | <b>FRS 102<br/>(as restated)<br/>1 December<br/>2014</b> | <b>As previously<br/>stated<br/>31 December<br/>2015</b> | <b>Effect of<br/>transition<br/>31 December<br/>2015</b> | <b>FRS 102<br/>(as restated)<br/>31 December<br/>2015</b> |
|---------------------------------------------------------|---------------------------------------------------------|------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|
| <u>Note</u>                                             | £                                                       | £                                        | £                                                        | £                                                        | £                                                        | £                                                         |
| Fixed assets                                            | 144,004,063                                             | -                                        | 144,004,063                                              | 179,399,484                                              | -                                                        | 179,399,484                                               |
| Current assets                                          | 8,218,649                                               | -                                        | 8,218,649                                                | 13,097,401                                               | -                                                        | 13,097,401                                                |
| Creditors: amounts falling due within one year          | (7,494,764)                                             | -                                        | (7,494,764)                                              | (11,921,705)                                             | -                                                        | (11,921,705)                                              |
| <b>Net current assets</b>                               | <b>723,885</b>                                          | <b>-</b>                                 | <b>723,885</b>                                           | <b>1,175,696</b>                                         | <b>-</b>                                                 | <b>1,175,696</b>                                          |
| <b>Total assets less current liabilities</b>            | <b>144,727,948</b>                                      | <b>-</b>                                 | <b>144,727,948</b>                                       | <b>180,575,180</b>                                       | <b>-</b>                                                 | <b>180,575,180</b>                                        |
| Creditors: amounts falling due after more than one year | (62,183,759)                                            | -                                        | (62,183,759)                                             | (79,235,375)                                             | -                                                        | (79,235,375)                                              |
| Provisions for liabilities                              | -                                                       | (12,445,059)                             | (12,445,059)                                             | -                                                        | (15,368,311)                                             | (15,368,311)                                              |
| <b>Net assets</b>                                       | <b>£ 82,544,189</b>                                     | <b>£ (12,445,059)</b>                    | <b>£ 70,099,130</b>                                      | <b>£ 101,339,805</b>                                     | <b>£ (15,368,311)</b>                                    | <b>£ 85,971,494</b>                                       |
| Capital and reserves                                    | £ -                                                     | £ 70,099,130                             | £ 70,099,130                                             | £ -                                                      | £ 85,971,494                                             | £ 85,971,494                                              |

**LEXADON LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016**

**16. First time adoption of FRS 102 (continued)**

| <u>Note</u>                                                                      | As previously<br>stated<br>31 December<br>2015<br>£ | Effect of<br>transition<br>31 December<br>2015<br>£ | FRS 102<br>(as restated)<br>31 December<br>2015<br>£ |
|----------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|------------------------------------------------------|
| Turnover                                                                         | 6,491,271                                           | -                                                   | 6,491,271                                            |
| Cost of sales                                                                    | (1,790,225)<br><hr/>                                | -<br><hr/>                                          | (1,790,225)<br><hr/>                                 |
|                                                                                  | 4,701,046                                           | -                                                   | 4,701,046                                            |
| Administrative expenses                                                          | (765,155)<br><hr/>                                  | -<br><hr/>                                          | (765,155)<br><hr/>                                   |
| Other operating income                                                           | 453,171<br><hr/>                                    | -<br><hr/>                                          | 453,171<br><hr/>                                     |
| <b>Operating profit</b>                                                          | 4,389,062                                           | -                                                   | 4,389,062                                            |
| Interest receivable and similar income                                           | 6,478                                               | -                                                   | 6,478                                                |
| Interest payable and similar charges                                             | (2,625,572)<br><hr/>                                | -<br><hr/>                                          | (2,625,572)<br><hr/>                                 |
| Gain from changes in fair value of investment property                           | -                                                   | 17,279,317                                          | 17,279,317                                           |
| Taxation                                                                         | (93,670)<br><hr/>                                   | (2,923,250)<br><hr/>                                | (3,016,920)<br><hr/>                                 |
| <b>Profit on ordinary activities after taxation and for the financial period</b> | <u>£ 1,676,298</u>                                  | <u>£ 14,356,067</u>                                 | <u>£ 16,032,365</u>                                  |

Explanation of changes to previously reported profit and equity:

1 As required under FRS102, deferred tax has been recognised on the investment properties reported in the accounts at fair value. Under previous UK GAAP, recognition of the deferred tax liability was only required where there was a binding contract to sell the investment properties.