

Company Registration No. 04312421 (England and Wales)

LONDON & REGIONAL GROUP FINANCE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2016

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LONDON & REGIONAL GROUP FINANCE LIMITED

COMPANY INFORMATION

Directors	Mr R N Luck Mr L Sebastian
Secretary	Mr R N Luck
Company number	04312421
Registered office	Quadrant House, Floor 6 4 Thomas More Square London E1W 1YW
Independent Auditors	PricewaterhouseCoopers LLP 1 Embankment Place London WC2N 6RH

LONDON & REGIONAL GROUP FINANCE LIMITED

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LONDON & REGIONAL GROUP FINANCE LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2016

The directors present the strategic report for the financial year ended 30 September 2016.

Principal activities, review of the business and future developments

The company acts as a holding company and as a treasury company for group undertakings. It made a profit of £13.0m for the financial year ended 30 September 2016 (2015: £4.6m). Net assets were £165.6m at the year end (2015: £152.6m).

The directors consider the financial position and future prospects at 30 September 2016 to be satisfactory.

Principal risks and uncertainties

The key business risks and uncertainties affecting the company are considered to relate to the fact that the company operates within a highly fluctuating market place, which can result in large movements in foreign exchange and investment valuations. Further discussion of the risks and uncertainties, in the context of the group as a whole, are discussed in the company's ultimate parent's group annual report which does not form part of this report.

Financial risk management

The company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. Further discussion of the financial risk management objectives and policies, in the context of the group as a whole, are discussed in the company's ultimate parent's group annual report which does not form part of this report.

Key performance indicators

The company is managed by the directors in accordance with the strategies of its ultimate parent company, Loopsign Limited. For this reason, the directors believe that key performance indicators for the company are not necessary or appropriate for an understanding of the development, performance or position of the business. These strategies and key performance indicators are discussed in the company's ultimate parent's group annual report, which does not form part of this report.

By order of the board



Mr R N Luck

Secretary

31 March 2017

LONDON & REGIONAL GROUP FINANCE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2016

The directors present their annual report and audited financial statements for the year ended 30 September 2016.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr R N Luck
Mr L Sebastian

Results and dividends

The results for the year are set out on page 6.

The directors do not recommend the payment of a dividend (2015: £nil).

The business review and financial risk management are included in the strategic report.

Qualifying third party indemnity provisions

The company has made qualifying third party indemnity provisions for the benefit of its directors during the year. These provisions remain in force at the reporting date.

Independent Auditors

The Independent Auditors, PricewaterhouseCoopers LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of disclosure to Independent Auditors

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's Independent Auditors are unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's Independent Auditors are aware of that information.

By order of the board



Mr R N Luck
Secretary
31 March 2017

LONDON & REGIONAL GROUP FINANCE LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 30 SEPTEMBER 2016

The directors are responsible for preparing the Strategic Report, 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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards, including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of financial statements; and
- 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.

By order of the board



Mr R N Luck

Secretary

31 March 2017

LONDON & REGIONAL GROUP FINANCE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON & REGIONAL GROUP FINANCE LIMITED

Report on the financial statements

In our opinion, London & Regional Group Finance Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 30 September 2016 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.

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- the balance sheet as at 30 September 2016;
- the statement of comprehensive income for the year then ended;
- the statement of changes in equity for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinion on other matter prescribed by the Companies Act 2006

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

Other matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

LONDON & REGIONAL GROUP FINANCE LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF LONDON & REGIONAL GROUP FINANCE LIMITED

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Directors' Responsibilities Statement set out on page 3, 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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

We have not audited other financial statements

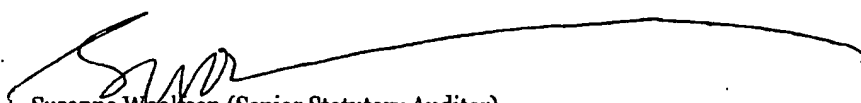
We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. 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.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

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.



Suzanne Woolfson (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

31 March 2017

LONDON & REGIONAL GROUP FINANCE LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 SEPTEMBER 2016

	Notes	2016 £	2015 £
Administrative income		14,509,555	3,469,929
Provision for impairment in value of investments		(1,216,299)	(49,999)
Operating profit	3	13,293,256	3,419,930
Interest receivable and similar income	5	1,729,797	2,327,953
Profit on ordinary activities before taxation		15,023,053	5,747,883
Tax on profit on ordinary activities	6	(2,016,050)	(1,188,566)
Profit for the financial year		13,007,003	4,559,317
Other comprehensive income		-	-
Total comprehensive income for the year		13,007,003	4,559,317

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

LONDON & REGIONAL GROUP FINANCE LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Investments	7		1		50,000
Current assets					
Debtors	8	685,305,360		737,913,947	
Investments	9	352,159		1,302,185	
Cash at bank and in hand		3,858,666		2,450,917	
		<u>689,516,185</u>		<u>741,667,049</u>	
Creditors: amounts falling due within one year	10	<u>(561,709,739)</u>		<u>(589,127,572)</u>	
Net current assets			127,806,446		152,539,477
Debtors: amounts falling due after one year	8		<u>37,790,033</u>		<u>-</u>
Total assets less current liabilities			<u>165,596,480</u>		<u>152,589,477</u>
Net assets			<u>165,596,480</u>		<u>152,589,477</u>
Capital and reserves					
Called up share capital	11	159,451,798		159,451,798	
Retained earnings/(deficit)		6,144,682		(6,862,321)	
Total equity		<u>165,596,480</u>		<u>152,589,477</u>	

The financial statements were approved by the board of directors and authorised for issue on 31 March 2017 and are signed on its behalf by:



Mr R N Luck
Director

Company Registration No. 04312421

LONDON & REGIONAL GROUP FINANCE LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 SEPTEMBER 2016

	Called up share capital £	Retained earnings/ (deficit) £	Total £
Balance at 1 October 2014	159,451,798	(11,421,638)	148,030,160
Profit and total comprehensive income for the financial year:	-	4,559,317	4,559,317
Balance at 30 September 2015	159,451,798	(6,862,321)	152,589,477
Profit and total comprehensive income for the financial year:	-	13,007,003	13,007,003
Balance at 30 September 2016	159,451,798	6,144,682	165,596,480

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

General information

London & Regional Group Finance Limited is a company limited by shares incorporated in England and Wales. The registered office is Quadrant House, Floor 6, 4 Thomas More Square, London, E1W 1YW.

1.1 Statement of compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

1.2 Basis of preparation and summary of significant accounting policies

The financial statements have been prepared on a going concern basis and under the historical cost convention. The principal accounting policies adopted are set out below.

These financial statements for the year ended 30 September 2016 are the first financial statements of London & Regional Group Finance Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 October 2014. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

1.3 Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemption if certain conditions have been complied with, including notification of and no objection to, the use of exemptions by the company's shareholders. A qualifying entity is defined as a member of a group that prepares publicly available financial statements, which give a true and fair view, in which that member is consolidated. The company is a qualifying entity as its results are consolidated into the financial statements of Loopsign Limited which are publicly available.

As a qualifying entity, the company has taken advantage of the following exemptions:

- from the requirement to prepare a statement of cash flows as required by paragraph 3.17 (d) of FRS 102; and
- from the requirement to present financial instruments disclosures, as required by FRS 102 paragraphs 11.39 to 11.48A, paragraph 12.26 and 12.29.

1.4 Exemption from consolidation

The company has taken advantage of the exemption under section 400 of the Companies Act 2006 not to prepare consolidated financial statements. The financial statements present information about the company as an individual entity and not about its group.

London & Regional Group Finance Limited is a wholly owned subsidiary of London & Regional Group Holdings Limited, a company incorporated in England and Wales, and the results of London & Regional Group Finance Limited are included in the consolidated financial statements of London & Regional Group Holdings Limited which are available from Quadrant House, Floor 6, 4 Thomas More Square, London, E1W 1YW.

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

(Continued)

1.5 Investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

(Continued)

Impairment of financial assets

Financial assets, other than those held at fair value through profit or loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

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 company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

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 value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

(Continued)

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited to the statement of comprehensive income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.10 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the statement of comprehensive income.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

2 Judgements and key sources of estimation uncertainty (Continued)

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Recoverability of amounts due from fellow group undertakings

The company makes an estimate of the recoverable value of the amounts due from group undertakings. When carrying out the assessment directors consider factors including the aging profile of the debtors, historic experience and performance of debtors' business.

3 Operating profit

	2016 £	2015 £
Operating profit for the year is stated after (crediting)/charging:		
Exchange gains	(14,512,060)	(3,470,367)
Fees payable to the company's auditors for the audit of the company's financial statements	-	-
Provision for impairment in value of investments	1,216,299	49,999

Auditors' remuneration has been borne by London and Regional Properties Limited.

4 Directors' remuneration

The directors did not receive any emoluments in respect of their services to the company (2015: £nil).

The company has no employees (2015: nil) other than the directors.

The directors are employees of a fellow subsidiary and their emoluments are paid by a fellow subsidiary company which makes no recharge to the company. It is not possible to make an accurate apportionment of their emoluments in respect of each of the subsidiaries to which they provide services. Accordingly, the above details include no emoluments in respect of the directors. The total emoluments of Mr Luck and Mr Sebastian are included in the aggregate of employees' salaries included in the financial statements of the ultimate parent company.

5 Interest receivable and similar income

	2016 £	2015 £
Interest on bank deposits	9,229	8,694
Interest receivable from group companies	1,125,237	1,419,415
Interest receivable from associated undertakings	134,594	241,272
Other interest income	460,737	658,572
Total interest income	1,729,797	2,327,953

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

6 Tax on profit on ordinary activities

	2016 £	2015 £
Current tax		
UK corporation tax on profits for the year	3,204,616	1,188,566
Adjustments in respect of prior years	(1,188,566)	-
Total tax charge	2,016,050	1,188,566

Factors affecting tax charge for the year

From 1 April 2015 the rate of corporation tax has reduced from 21% to 20%, giving a blended average rate for the comparative year of 20.50%.

The charge for the year can be reconciled to the profit per the statement of comprehensive income as follows:

	2016 £	2015 £
Profit on ordinary activities before taxation	15,023,053	5,747,883
Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 20.50%)	3,004,611	1,178,316
Tax effect of expenses that are not deductible in determining taxable profit	243,260	10,250
Tax effect of income not taxable in determining taxable profit	(43,255)	-
Adjustments in respect of prior years	(1,188,566)	-
Tax expense on continued operations for the year	2,016,050	1,188,566

Factors that may affect future tax charges

With effect from 1 April 2017 and 1 April 2020, the UK corporation tax rate will be reduced to 19% and 17% respectively. These changes, which were announced in March 2015 budget and affirmed in March 2016 budget, will have no significant impact on these financial statements.

7 Investments

	Notes	2016 £	2015 £
Investments in subsidiaries	14	1	50,000

The directors believe the carrying value of the investments is supported by their underlying net assets.

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

7 Investments (Continued)

Movements in investments

	Shares in group undertakings £
Cost or valuation	
At 1 October 2015	50,000
Provision for impairment in value of investments	(49,999)
At 30 September 2016	1

8 Debtors

	2016 £	2015 £
Amounts falling due within one year:		
Amounts due from fellow group undertakings	668,671,832	642,089,305
Amounts due from associated undertakings	16,633,522	27,839,560
Other debtors	5	-
	685,305,359	669,928,865
Amounts falling due after one year:		
Amounts due from fellow group undertakings	14,384,754	48,416,913
Other debtors	23,405,280	19,568,169
	37,790,034	67,985,082
Total debtors	723,095,393	737,913,947

Amounts due from fellow group undertakings are unsecured, non-interest bearing and repayable upon demand except for the following:

- US\$53.9m (2015: US\$54.8m) bearing interest at a blended fixed rate of 5.75% per annum and repayable on 3 September 2017
- US\$18.7m (2015: US\$18.6m) bearing interest at a blended fixed rate of 2.0% per annum and repayable on 30 September 2031
- US\$1.4m (2015: US\$nil) bearing interest at a fixed rate of 1.25% per annum and repayable by 30 September 2021

Amounts due from associate undertakings comprise a loan of:

- US\$21.6m (2015: US\$42.2m) bearing interest at a fixed rate of 1.0% and repayable on demand

Other debtors relate to an unsecured loan, repayable on 17 April 2018, that bears interest at 3.75% per annum.

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

9 Current asset investments

Unlisted investments £

At 1 October 2015	1,302,185
Provision for impairment in value of investments	(1,166,299)
Exchange gain	216,273
At 30 September 2016	352,159

10 Creditors: amounts falling due within one year

	2016 £	2015 £
Amounts due to fellow group undertakings	556,946,554	586,609,058
Corporation tax	3,204,616	1,188,566
Other creditors	1,558,569	1,329,948
	<u>561,709,739</u>	<u>589,127,572</u>

All amounts due to fellow group undertakings and other creditors are unsecured, non-interest bearing and repayable upon demand.

11 Called up share capital

	2016 £	2015 £
Ordinary share capital		
Authorised		
160,010,000 (2015: 160,010,000) ordinary shares of £1 each	<u>160,010,000</u>	<u>160,010,000</u>
Issued and fully paid		
159,451,798 (2015: 159,451,798) ordinary shares of £1 each	<u>159,451,798</u>	<u>159,451,798</u>

12 Related party transactions

As the company is a wholly owned subsidiary of Loopsign Limited, the company has taken advantage of the exemption under section 33.1A of FRS102 from disclosing transactions or balances with entities which form part of the group.

LONDON & REGIONAL GROUP FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

13 Controlling party

The immediate parent undertaking is London & Regional Group Holdings Limited, a company incorporated and registered in England and Wales.

The ultimate parent undertaking is Loopsign Limited, a company incorporated in England and Wales.

London & Regional Group Holdings Limited is the parent undertaking of the smallest group of undertakings to consolidate these financial statements as at 30 September 2016. Loopsign Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 30 September 2016. The consolidated financial statements of Loopsign Limited can be obtained from the company secretary at Quadrant House, Floor 6, 4 Thomas More Square, London E1W 1YW.

The ultimate controlling parties are I M Livingstone and R J Livingstone through their joint ownership of Loopsign Limited.

14 Subsidiaries

These financial statements are separate company financial statements for London & Regional Group Finance Limited.

Details of the company's subsidiaries at 30 September 2016 are as follows:

Name of undertaking	Country of incorporation	Nature of business	Class of shareholding	% Held Direct
London & Regional Hotel Finance Limited	England and Wales	Provision of finance	Ordinary	100.00
London & Regional Offices Finance Limited	England and Wales	Provision of finance	Ordinary	100.00
London & Regional Portfolio Finance Limited	England and Wales	Provision of finance	Ordinary	100.00
LR Office Developments Limited	England and Wales	Provision of finance	Ordinary	100.00
Quidtrade Limited	England and Wales	Treasury management	Ordinary	100.00
London & Regional Debt Securitisation No.1 Limited	England and Wales	Provision of finance	Ordinary	99.99
London & Regional Debt Securitisation No.2 Plc	England and Wales	Provision of finance	Ordinary	99.99