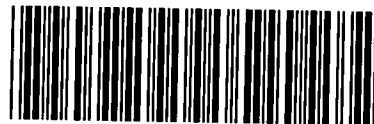


Registered number: 04445821

B&L ACCOR 4 LIMITED

**ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

FRIDAY



L7FER05S

LD9

28/09/2018

#467

COMPANIES HOUSE

B&L ACCOR 4 LIMITED

COMPANY INFORMATION

Directors	O M P Daguzan (appointed 6 February 2017) A S B Neubert (appointed 30 June 2017) E M G B De La Ronciere (appointed 30 June 2017) T A M Dubaere (resigned 30 June 2017)
Company Secretary	C M M Verstraete (appointed 30 June 2017) A J Whitehead (appointed 22 February 2016, resigned 1 July 2017)
Registered number	04445821
Registered office	10 Hammersmith Grove London W6 7AP
Independent auditor	Deloitte LLP Statutory Auditor London
Bankers	HSBC Bank plc PO Box 61004 2nd Floor London SE1 9RX

CONTENTS

DIRECTORS' REPORT	3
DIRECTORS' RESPONSIBILITIES STATEMENT	6
INDEPENDENT AUDITOR'S REPORT	7
INCOME STATEMENT	10
BALANCE SHEET.....	11
STATEMENT OF CHANGES IN EQUITY	12
NOTES TO THE FINANCIAL STATEMENTS	12

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2017

The directors present their report and the financial statements for the year ended 31 December 2017.

This report is prepared in accordance with the special provisions relating to small companies under s415(a) of the Companies Act 2006.

Principal activity

The company's principal activity is the development and leasing of hotel properties. The company expects to continue this trade for the foreseeable future.

On 6 February 2013 the company purchased land and a building in Canary Wharf, London. The company has demolished the building and has constructed a 313 bedroom Novotel. The hotel opened on 14 February 2017.

Results and dividends

The loss for the year, after taxation, amounted to £825,480 (2016 - £23,546).

The directors do not recommend the payment of a dividend (2016: £nil).

Business review

The loss arose on pre-trading expenditure related to the hotel development. Asset development costs incurred during the year in connection with the hotel development were capitalised and are shown on the balance sheet.

Financial Risk Management

The company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. These risks are mitigated by the company's activities being based fully in the UK, transactions being primarily with fellow group companies and with limited exposure to trade receivables or foreign currencies. The company is funded via short term intercompany sterling loans and group overdraft facilities. The company does not use derivative financial instruments.

DIRECTORS' REPORT (CONTINUED)

Environment

The Accor Group in the UK recognise that its activities impact upon the environment through its routine operations, its infrastructural development, and through its influence and effects on the wider community. The Group acknowledges a responsibility for, and a commitment to, protection of the environment at all levels. Accor will comply fully with environmental legislation and is committed to promoting environmental management policies and practices such as ISO 14001 and 'Green Globe', a benchmarking and certification scheme dedicated to all sectors of the tourism industry. Energy saving innovations introduced to the Group's hotels in recent years have included the installation of plant and machinery time controls and low energy lamps to minimise waste and pollution and reduce CO2 emission and the fitting of new shower heads and flow regulators to reduce water consumption. Accor aims to increase the awareness of environmental responsibilities among staff and guests through its 'Planet 21' environmental charter, by incorporating long term strategies for energy efficiency into the planning and development of hotels, by promoting a purchasing policy which will give preference, as far as practicable, to those products and services which cause the least harm to the environment and by working with local communities and agencies as appropriate to promote environmental policies.

Going Concern

The company is in a net liabilities position and incurred a loss in the period. However, the directors consider that the company will continue in operational existence for the foreseeable future being at least 12 months from the date of signing their financial statements. The company's immediate parent has undertaken to provide additional financial support to the company for the foreseeable future, should this be necessary in order for the company to continue trading. After considering the ability of the immediate parent company to provide this support, the directors continue to adopt the going concern basis in preparing financial statements, meaning in particular that the profit and loss account and the balance sheet assume no intention or necessity to liquidate or curtail significantly the scale of the operation.

Directors

The directors who served during the year and up to the date of signing were:

O M P Daguzan (appointed 6 February 2017)

A S B Neubert (appointed 30 June 2017)

E M G B De La Ronciere (appointed 30 June 2017)

T A M Dubaere (resigned 1 July 2017)

Post balance sheet events

After a four-year transformation process that has distinguished and developed the two complementary business lines HotelServices as hotel manager and franchisor and HotelInvest as hotel owner and investor, AccorHotels pursued its strategy and created a dedicated subsidiary for HotelInvest operation, AccorInvest. B&L Accor 4 Ltd was part of this dedicated subsidiary. On May 31st 2018, AccorHotels sold 55% of the share of AccorInvest to external investors. As a consequence, the ultimate parent company of B&L Accor 4 Limited is AccorInvest Group SA.

DIRECTORS' REPORT (CONTINUED)

Auditors

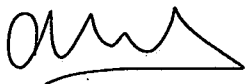
Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Deloitte LLP have expressed their willingness to continue in office as auditor and appropriate arrangements have been put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

This report was approved by the board on 28/09/18 and signed on its behalf



.....
O M P Daguzan

Director

10 Hammersmith Grove

London

W6 7AP

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2017

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. 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 judgments and accounting estimates that are reasonable and prudent; 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.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF B&L ACCOR 4 LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of B&L Accor 4 Limited which comprise:

- the income statement;
- the balance sheet;
- the statement of changes in equity; and
- the related notes 1 to 19.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs(UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are required by ISAs (UK) to report in respect of the following matters where:

- the directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of these matters.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

B&L ACCOR 4 LIMITED

Matters on which we are required to report by exception

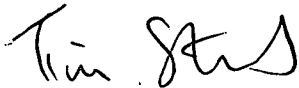
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Timothy Steel (Senior Statutory Auditor)
for and on behalf of **Deloitte LLP**
Statutory Auditor
London, United Kingdom
Date: 28/9/18

B&L ACCOR 4 LIMITED

INCOME STATEMENT**FOR THE YEAR ENDED 31 DECEMBER 2017**

	Note	2017 £	2016 £
Turnover	3	2,899,691	-
Gross profit		2,899,691	-
Administrative expenses		<u>(1,601,252)</u>	<u>(29,433)</u>
Operating profit/ (loss)	4	1,298,439	(29,433)
Interest receivable and similar income	7	(56,219)	-
Interest payable and similar expenses	8	<u>(1,219,587)</u>	<u>-</u>
Profit/ (loss) before tax		22,633	(29,433)
Tax on profit / (loss)	9	<u>(848,113)</u>	<u>5,887</u>
Loss for the year		<u>(825,480)</u>	<u>(23,546)</u>

There are no items of other comprehensive income. Therefore no separate Statement of other Comprehensive Income has been presented.

B&L ACCOR 4 LIMITED**BALANCE SHEET****AS AT 31 DECEMBER 2017**

	Note	2017 £	2016 £
Fixed assets			
Investment Property	10	75,070,606	71,545,333
		<u>75,070,606</u>	<u>71,545,333</u>
Current assets			
Debtors: amounts falling due within one year	11	4,540,599	812,872
Cash at bank and in hand	12	482,498	-
		<u>5,023,097</u>	<u>812,872</u>
Creditors: amounts falling due within one year	13	(80,126,382)	(72,413,517)
Net current assets		<u>(75,103,285)</u>	<u>(71,600,645)</u>
Total assets less current liabilities		(32,679)	(55,312)
Provision for liabilities			
Deferred Taxation	14	(848,113)	-
Net assets		<u>(880,792)</u>	<u>(55,312)</u>
Capital and reserves			
Called up share capital	15	1	1
Profit and loss account	16	(880,793)	(55,313)
		<u>(880,792)</u>	<u>(55,312)</u>

The financial statements (company number 04445821) were approved by the board of directors and authorised for issue on 28/09/18 and were signed on its behalf by:



.....
O M P Daguzan
 Director

B&L ACCOR 4 LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2017

	Share capital £	Retained losses £	Total equity £
At 1 January 2017	1	(55,313)	(55,312)
Comprehensive income for the year			
Loss for the year	-	(825,480)	(825,480)
Total comprehensive loss for the year	-	(825,480)	(825,480)
At 31 December 2017	1	(880,793)	(880,792)

FOR THE YEAR ENDED 31 DECEMBER 2016

	Share capital £	Retained losses £	Total equity £
At 1 January 2016	1	(31,767)	(31,766)
Comprehensive income for the year			
Loss for the year	-	(23,546)	(23,546)
Total comprehensive loss for the year	-	(23,546)	(23,546)
At 31 December 2016	1	(55,313)	(55,312)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

1. Accounting policies

1.1 Basis of preparation of financial statements

B&L Accor 4 Limited is a company incorporated in the United Kingdom under the Companies Act 2006.

The company is a private company limited by shares and is registered in England. The address of the Company's registered office is shown on the company information page.

The nature of the Company's operations and its principal activities are set out in the directors' report on pages 3 to 5.

These financial statements are presented in pounds sterling because that is the currency of the primary economic environment in which the company operates.

These financial statements are separate financial statements. The company is exempt from the preparation and delivery of consolidated financial statements, because it is included in the group accounts of Accor SA. The group accounts of Accor SA are available to the public and can be obtained as set out in note 19. The registered office address of the parent company preparing consolidated accounts is Tour Sequana, 82 Rue Henry-farman, Issy-les-moulineaux 92130, France.

The company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. Accordingly, these financial statements were prepared in accordance with Financial Reporting Standards 101 'Reduced Disclosure Framework'.

As permitted by FRS 101, the company has taken advantage of the disclosure exemptions available under that standard in relation to business combinations, share-based payment, non-current assets held for sale, financial instruments, capital management, presentation of comparative information in respect of certain assets, presentation of a cash-flow statement, standards not yet effective, impairment of assets and related party transactions. Where relevant, equivalent disclosures have been given in the group accounts of Accor SA.

Amendments to IFRSs and the new Interpretation that are mandatorily effective for the current year.

In the current year, the Company has applied a number of amendments to IFRSs and a new Interpretation issued by the International Accounting Standards Board (IASB) that are mandatorily effective for an accounting period that begins on or after 1 January 2017. Their adoption has not had any material impact on the disclosures or on the amounts reported in these financial statements.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1.2 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation (including property under construction for such purposes), is stated in the accounts under the cost model.

The investment property is accounted 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.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- 35-50 years
Long-term leasehold property	- Over the shorter of the lease term or the estimated useful life
Plant and machinery	- 10-20 years
Fixtures and fittings	- 3-10 years
Other fixed assets	- Not depreciated (assets under construction)

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 within 'other operating income' in the Income Statement.

1.3 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.

1.4 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.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1.5 Creditors

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

1.6 Foreign currency translation

The company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Nonmonetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Income Statement except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Income Statement within 'finance income or costs'. All other foreign exchange gains and losses are presented in the Income Statement within 'other operating income'.

1.7 Borrowing costs

All borrowing costs are recognised in the Income Statement in the year in which they are incurred.

1.8 Going concern

As discussed in the directors' report, the directors consider that the company will continue in operational existence for the foreseeable future. The accounts have hence been prepared on the going concern basis, meaning in particular that the profit and loss account and balance sheet assume no intention or necessity to liquidate or curtail significantly the scale of the operation.

1.9 Taxation

Tax is recognised in the Income statement, except that a change 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.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

2. Judgments in applying accounting policies and key sources of estimation uncertainty

In the application of the company's accounting policies the directors are required to make a number of judgements and assessments. The directors do not believe there are any critical judgements or estimation uncertainties that have a significant risk of causing a material adjustment within the next financial year.

3. Turnover and Revenue

	2017 £	2016 £
Rent from fellow group company	<u>2,899,691</u>	<u>-</u>
	<u>2,899,691</u>	<u>-</u>

4. Profit before tax

The profit before tax is stated after charging:

	2017 £	2016 £
Depreciation of investment property	(1,566,348)	-
Exchange differences	-	(8,231)
Auditor's remuneration	(4,400)	(3,000)

During the year, no director received any emoluments (2016 - £NIL).

5. Auditor's remuneration

The company paid the following amounts to its auditors in respect of the audit of the financial statements and for other services provided to the Company:

	2017 £	2016 £
Auditor's remuneration	(4,400)	(3,000)

6. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2016 -£NIL).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

7. Interest receivable and similar income

	2017 £	2016 £
Other interest receivable	(56,219)	-
	<u>(56,219)</u>	<u>-</u>

8. Interest payable and similar expenses

	2017 £	2016 £
Loans from group undertakings	(1,219,587)	-
	<u>(1,219,587)</u>	<u>-</u>

B&L Accor 4 Limited contracted a 3 months loan with AccorInvest UK BCT Ltd. The interest rate is LIBOR three-months + 150 basis points margin

9. Taxation

	2017 £	2016 £
Corporation tax		
Current tax on profits for the year	-	5,887
Total current tax	<u>-</u>	<u>5,887</u>
Deferred tax		
Temporary timing difference	(848,113)	-
Total deferred tax	<u>(848,113)</u>	<u>-</u>
Taxation on profit	<u>(848,113)</u>	<u>5,887</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Factors affecting tax credit for the year

The tax assessed for the year is the same as (2016 - *the same as*) the standard rate of corporation tax in the UK of 19.25% (2016 - 20%) as set out below:

	2017 £	2016 £
Profit before tax	22,633	(29,433)
Profit / Loss multiplied by standard rate of corporation tax in the UK of 19.25% (2016 - 20%)	(4,356)	5,887
Effects of:		
Expenses not deductible for tax purposes	7	-
Short term timing differences	37,690	-
Other timing differences	74,390	-
Permanent differences related to Building depreciation	(152,664)	-
Group relief	(803,180)	-
Total tax (charge) / credit for the year	(848,113)	5,887

Factors that may affect future tax charges

Finance Act No2 2015 included provisions to reduce the UK corporation tax rate to 19% with effect from 1 April 2017. Finance act 2016 introduced further legislation to reduce the main rate of corporation tax to 17% from 1 April 2020. Therefore, at 31 December 2017, deferred tax assets and liabilities have been calculated at the rate at which the temporary difference is expected to reverse after 1 April 2020. These reductions may also reduce the company's future current tax charges accordingly.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

10. Investment property

	Freehold property £	Plant and Machinery £	Fixtures and fittings £	Work in progress £	Total £
Cost or valuation					
At 1 January 2017	3,605,139	1,887	-	67,938,307	71,545,333
Additions	2,401,098	1,612,073	(150,788)	1,727,950	5,590,333
Transfers	59,596,246	9,394,837	176,462	(69,666,257)	(498,712)
At 31 December 2017	65,602,483	11,008,797	25,674	-	76,636,954
Depreciation					
At 1 January 2017	-	-	-	-	-
Charge owned for the period	(773,091)	(766,446)	(26,811)	-	(1,566,348)
At 31 December 2017	(773,091)	(766,446)	(26,811)	-	(1,566,348)
Net book value					
At 31 December 2017	64,829,392	10,242,351	(1,137)	-	75,070,606
At 31 December 2016	3,605,139	1,887	-	67,938,307	71,545,333

The fair value of the Company's investment properties at 31 December 2017 is £90,000,000. The valuation was estimated by the directors by reference to market evidence of transaction prices for similar properties. In prior year no equivalent valuation was carried out, however the directors were of the view that the fair value of the property was greater than its carrying amount.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

11. Debtors

	2017 £	2016 £
Due within one year		
Trade debtors	14,202	-
Amounts owed by group undertakings	2,970,766	-
Other debtors	1,051,863	42,157
Prepayments and accrued income	494,245	-
Taxation and social security	9,523	764,829
Corporation tax	-	5,887
	<u>4,540,599</u>	<u>812,872</u>

The amounts owed by group undertaking include routine transactions settled within 30 days with subsidiary companies or companies that are part of the same group.

12. Cash and cash equivalents

	2017 £	2016 £
Cash at bank and in hand	482,498	-
	<u>482,498</u>	<u>-</u>

13. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	-	(718,124)
Amounts owed to group undertakings (see note 8)	(79,311,122)	(68,225,149)
Overdraft	-	(2,538,013)
Other creditors	(810,860)	(929,232)
Accruals and deferred income	(4,400)	(3,000)
	<u>(80,126,382)</u>	<u>(72,413,517)</u>

The amounts owed to group undertaking include routine transactions settled within 30 days with subsidiary companies or companies that are part of the same group.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

14. Deferred taxation

	2017 £	2016 £
At 1 January	-	-
Charged to the profit or loss	(848,113)	-
At 31 December	(848,113)	-

The deferred taxation is made up as follows:

	2017 £	2016 £
Accelerated capital allowances	(285,200)	-
Capitalised interest	(562,913)	-
	(848,113)	-

15. Share capital

	2017 £	2016 £
Allotted, called up and fully paid 1 Ordinary shares of £1 each	1	1

16. Reserves

Profit and loss account

There has been no movement in reserves other than the loss for the financial year.

17. Commitments under operating leases

There is no formal agreement with the lessor committing to future lease payments.

18. Related party transactions

In accordance with FRS 101.8(k) "Related Party Disclosures" transactions with other undertakings within the Accor SA group have not been disclosed in these financial statements. There were no other transactions or balances with related parties which require disclosure in these financial statements.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

19. Controlling party

At 31 December 2017, the ultimate parent company and controlling party was Accor SA, registered in France at Tour Sequana, 82 Rue Henry-farman, Issy-les-moulineaux 92130, France. This was both the smallest and largest group for which consolidated accounts are prepared. Copies of the group accounts are available from:

Accor S A Shareholder Relations Department
Tour Sequana,
82 Rue Henry-farman,
Issy-les-moulineaux 92130,
France

Since 31 May 2018, the ultimate parent company and controlling party is AccorInvest Group SA, registered in Luxembourg, 26a Boulevard Royal, 2449 Luxembourg, Luxembourg.

The immediate parent company is Accor UK Business and Leisure Hotels Limited, a company incorporated in Great Britain and registered in England and Wales. Copies of these accounts are available from:

AccorHotels UK Finance Department
10 Hammersmith Grove
London W6 7AP