Registered number: 04725421

FIRMDALE PROPERTY INVESTMENTS LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2015

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OF COMPANIES

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FIRMDALE PROPERTY INVESTMENTS LIMITED

COMPANY INFORMATION

DIRECTORS	T. J. R. Kemp J. K. Kemp (appointed 10 October 2014)
COMPANY SECRETARY	M. T. Soden
REGISTERED NUMBER	04725421
REGISTERED OFFICE	21 Golden Square London W1F 9JN
INDEPENDENT AUDITOR	MHA MacIntyre Hudson Chartered Accountants & Statutory Auditor New Bridge Street House 30-34 New Bridge Street London EC4V 6BJ
BANKERS	Lloyds Bank PLC 39 Threadneedle Street London EC2R 8AU

STRATEGIC REPORT
FOR THE YEAR ENDED 31 JANUARY 2015

The directors present their report and the financial statements for the year ended 31st January 2015.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The Company has a freehold interest in the Charlotte Street Hotel and long leasehold interests in the Covent Garden Hotel and the Haymarket Hotel. All three hotels are managed by Firmdale Hotels PLC, a fellow group company. Prior to 27 November 2014 the hotels were operated by Firmdale Hotels PLC by virtue of long occupational leases which were collapsed as part of a major refinance exercise across the wider Firmdale group of companies.

On 27 November 2014 the company refinanced its existing debt with Barclays by taking a 10 year, non-amortising loan from Standard Life Investments Ltd. At the same time the Company terminated the interest hedge obligations associated with the old loan on payment of the Mark to Market value.

The interest rate payable on the new loan is fixed at 4.223% throughout the term.

PRINCIPAL RISKS AND UNCERTAINTIES

The principal financial risks faced by the company, and the company's objectives and policies in relation to those risks, are as follows:

Cash flow risk
The finance department closely manages the company's cash flow. Detailed cash flow forecasts are regularly prepared with the objective of alerting the directors to potential future risks. It is the company's policy to ensure that forecast funding requirements can be met with available committed facilities.

Credit risk
Credit risk is the financial exposure generated by the potential default of third parties in fulfilling their obligations. Credit risk arises for the company if it is unable to recover sums due from clients and it is mitigated by setting maximum levels of credit tolerance for more significant clients. For Firmdale this risk is very small as the value of Trade Debtors was less than 1% of Net Assets.

Interest rate risk
The company's interest rate policy has the twin objectives of minimising net interest expense whilst providing protection from material adverse movements in interest rates. The company has fixed its interest charge obligations for ten years from 27 November 2014.

Currency risk
The company faces a currency risk on its net assets and earnings, on translation of foreign currency transactions.

Future Developments
The company is seeking further development opportunities in London but at present there are no specific projects secured.

FINANCIAL KEY PERFORMANCE INDICATORS

The Company's three hotels managed by Firmdale Hotels PLC had aggregated revenues of £32.3m for the full financial year.

The three hotels operated at an excellent combined average occupancy of 89.4% and an average room rate of £340 representing a 2.8% increase in yield over prior year.

GOING CONCERN

After performing their assessment and making appropriate enquiries, the directors have a reasonable expectation that the company will remain a going concern for the foreseeable future and accordingly, the financial statements have been prepared on a going concern basis. The results and conclusions of the going concern assessment are described in more detail in note 1 of the financial statements.

This report was approved by the board and signed on its behalf.

M. T. Soden
Secretary

Date: 28 July 2015

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 JANUARY 2015

The directors present their report and the financial statements for the year ended 31 January 2015.

DIRECTORS' RESPONSIBILITIES STATEMENT

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that 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;
- 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.

RESULTS AND DIVIDENDS

The loss for the year, after taxation, amounted to £17,443,339 *(2014 - loss £412,540)*, net of £17.5m of interest hedge termination costs, £0.5m of refinancing costs and £2.1m of depreciation.

The directors have not recommended a dividend.

DIRECTORS

The directors who served during the year were:

T. J. R. Kemp
J. K. Kemp (appointed 10 October 2014)

EMPLOYEE INVOLVEMENT

Good communication with employees is considered by the directors to be essential to the success of the company. Every effort is made to keep all employees informed as to significant developments within the company.

DISABLED EMPLOYEES

The company gives full consideration to applications for employment from disabled persons where the requirements of the job can be adequately fulfilled by a handicapped or disabled person. Where existing employees become disabled, it is the company's policy wherever practicable to provide continuing employment under normal terms and conditions and to provide training, career development and promotion to disabled employees wherever appropriate.

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 JANUARY 2015

DIRECTORS' QUALIFYING THIRD PARTY INDEMNITY PROVISIONS

The company has maintained qualifying directors and officers insurance throughout the financial year and to the date of this report.

MATTERS COVERED IN THE STRATEGIC REPORT

Included within the Strategic Report set out on pages 1 to 3 is an indication of likely future developments as required by Sch.7(1)b of the Companies Act 2006.

DISCLOSURE OF INFORMATION TO AUDITOR

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.

AUDITOR

MHA MacIntyre Hudson is deemed to be re-appointed under section 487(2) of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

M. T. Soden
Secretary

Date: 28 July 2015

21 Golden Square
London
W1F 9JN

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF FIRMDALE PROPERTY INVESTMENTS LIMITED

We have audited the financial statements of Firmdale Property Investments Limited for the year ended 31 January 2015, which comprise the Profit and loss account, the Statement of total recognised gains and losses, the Balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

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. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Strategic report and the Directors' report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

OPINION ON FINANCIAL STATEMENTS

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 January 2015 and of its results 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.

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.

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF FIRMDALE PROPERTY INVESTMENTS LIMITED

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

MHA MacIntyre

Christopher Sutton FCA (Senior statutory auditor)

for and on behalf of
MHA MacIntyre Hudson

Chartered Accountants & Statutory Auditor

New Bridge Street House
30-34 New Bridge Street
London
EC4V 6BJ
Date: 28 July 2015

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 JANUARY 2015

	Note	2015 £	*As restated 2014 £*
TURNOVER	1,2		
Acquisitions		**5,557,945**	-
		5,557,945	-
Discontinued operations		**6,265,059**	*7,314,115*
		11,823,004	*7,314,115*
Cost of sales	4	**(5,527,905)**	*(1,516,868)*
GROSS PROFIT		**6,295,099**	*5,797,247*
Administrative expenses	4	**(3,653,465)**	*(2,865,000)*
OPERATING PROFIT	3		
Continuing operations		-	-
Acquisitions		**(147,263)**	-
Discontinued operations		**2,788,897**	*2,932,247*
		2,641,634	*2,932,247*
EXCEPTIONAL ITEMS			
Other exceptional items	7	**(17,547,649)**	-
(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST		**(14,906,015)**	*2,932,247*
Interest receivable and similar income		-	*13*
Interest payable and similar charges	6	**(2,664,709)**	*(3,488,260)*
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		**(17,570,724)**	*(556,000)*
Tax on loss on ordinary activities	8	**127,385**	*143,460*
LOSS FOR THE FINANCIAL YEAR	15	**(17,443,339)**	*(412,540)*

The notes on pages 10 to 20 form part of these financial statements.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 31 JANUARY 2015

	2015 £	*2014 £*
LOSS FOR THE FINANCIAL YEAR	**(17,443,339)**	*(412,540)*
Unrealised (deficit)/surplus on revaluation of tangible fixed assets	**(2,131,356)**	*20,206,817*
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR	**(19,574,695)**	*19,794,277*

NOTE OF HISTORICAL COST PROFITS AND LOSSES FOR THE YEAR ENDED 31 JANUARY 2015

	2015 £	*2014 £*
REPORTED LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION	**(17,570,724)**	*(556,000)*
Difference between a historical cost depreciation charge and the actual depreciation charge for the year calculated on the revalued amount	**29,474**	*108,655*
Difference between profit on disposal of fixed assets based on historical cost and the actual profit on disposal calculated on the revalued amount	**4,294,756**	-
HISTORICAL COST LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION	**(13,246,494)**	*(447,345)*
HISTORICAL LOSS FOR THE YEAR AFTER TAXATION	**(13,119,109)**	*(447,345)*

The notes on pages 10 to 20 form part of these financial statements.

FIRMDALE PROPERTY INVESTMENTS LIMITED
REGISTERED NUMBER: 04725421

BALANCE SHEET
AS AT 31 JANUARY 2015

	Note	£	2015 £	£	2014 £
FIXED ASSETS					
Tangible assets	9		**155,296,270**		*120,995,000*
CURRENT ASSETS					
Stocks	10	**194,488**		-	
Debtors	11	**15,564,486**		-	
Cash at bank and in hand		**1,407,520**		-	
		17,166,494		-	
CREDITORS: amounts falling due within one year	12	**(61,442,840)**		*(10,128,907)*	
NET CURRENT LIABILITIES			**(44,276,346)**		*(10,128,907)*
TOTAL ASSETS LESS CURRENT LIABILITIES			**111,019,924**		*110,866,093*
CREDITORS: amounts falling due after more than one year	13		**(73,730,911)**		*(53,875,000)*
PROVISIONS FOR LIABILITIES					
Deferred tax	19		-		*(127,385)*
NET ASSETS			**37,289,013**		*56,863,708*
CAPITAL AND RESERVES					
Called up share capital	14		**1**		*1*
Revaluation reserve	15		**34,348,024**		*40,803,610*
Profit and loss account	15		**2,940,988**		*16,060,097*
SHAREHOLDERS' FUNDS	16		**37,289,013**		*56,863,708*

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

T. J. R. Kemp
Director

Date: 28 July 2015

The notes on pages 10 to 20 form part of these financial statements.

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets and in accordance with applicable accounting standards.

1.2 Cash flow statement

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1.

1.3 Turnover

Turnover comprises rental income and revenue in respect of goods and services supplied. Rental income from property leased out under an operating lease is recognised on a straight-line basis over the term of the lease.

Revenue recognised by the company in respect of goods and services supplied during the year is exclusive of Value Added Tax and trade discounts.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is not charged on freehold land. Depreciation on other tangible fixed assets is provided at rates calculated to write off the cost or valuation of those assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	-	50 years straight line
Leasehold property	-	Over the lease term / 15% per annum on cost
S/Term Leasehold Property	-	Over the lease term / 15% per annum on cost

The company adopts a policy of revaluation in respect of its leasehold properties.

An amount equal to the excess of the annual depreciation charge on revalued assets over the notional historical cost depreciation charge on those assets is transferred annually from the revaluation reserve to the profit and loss reserve.

The carrying values of tangible fixed assets are reviewed for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

1.5 Operating leases

Rentals applicable to operating leases where substantially all of the benefits and risk of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

1.6 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

1. ACCOUNTING POLICIES (continued)

1.7 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements except where there is a commitment to sell at the year end.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

1.8 Pensions

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

1.9 Interest rate swaps

The company uses interest rate swaps to adjust interest rate exposures.

The company's criteria for interest rate swaps are:

- the instrument must be related to an asset or a liability; and

- it must change the character of the interest rate by converting a variable rate to a fixed rate or vice versa.

Interest differentials are recognised by accruing with net interest payable. Interest rate swaps are not revalued to fair value or shown on the balance sheet at the year end.

1. ACCOUNTING POLICIES (continued)

1.10 Financial Instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

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

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

1.11 Going concern

The company meets its working capital requirements through funding from group companies. These companies have confirmed their intention to provide continuing support. As such, the directors consider it appropriate to prepare the accounts on a going concern basis.

2. TURNOVER

The whole of the turnover is attributable to the principal activities of the company.

All turnover arose within the United Kingdom.

The whole of the turnover and profit before taxation arising from discontinued operations is attributable to the leasing of hotel properties. During the year these leases were terminated and the company undertook the running and operation of these properties. The turnover and profit before taxation arising from acquired operations is wholly attributable to this trade.

3. OPERATING PROFIT

The operating profit is stated after charging:

	2015	*2014*
	£	*£*
Depreciation of tangible fixed assets:		
- owned by the company	**2,118,645**	*2,858,476*
Auditor's remuneration	**6,500**	*6,500*
Rents payable:		
- land and buildings	**1,572,979**	*1,516,868*

During the year, no director received any emoluments *(2014 - £NIL)*.

4. ANALYSIS OF OPERATING PROFIT

	2015 Continuing £	2015 Discontinued £	*Continuing £*	*As restated 2014 Discontinued £*
Turnover	**5,557,945**	**6,265,059**	-	*7,314,115*
Cost of sales	**(4,217,345)**	**(1,310,560)**	-	*(1,516,868)*
Gross profit	**1,340,600**	**4,954,499**	-	*5,797,247*
Administrative expenses	**(1,487,863)**	**(2,165,602)**	-	*(2,865,000)*
	(147,263)	**2,788,897**	-	*2,932,247*

The entirety of the results included within continuing operations are attributable to acquired operations during the year.

5. STAFF COSTS

Staff costs were as follows:

	2015 £	*2014 £*
Wages and salaries	**1,743,003**	-
Social security costs	**149,352**	-
Other pension costs	**9,267**	-
	1,901,622	-

The average monthly number of employees, including the directors, during the year was as follows:

	2015 No.	*2014 No.*
Directors	**1**	*1*
Hotel staff	**399**	-
	400	*1*

6. INTEREST PAYABLE

	2015 £	*2014 £*
On bank loans and overdrafts	**2,664,709**	*3,488,260*

7. EXCEPTIONAL ITEMS

	2015 £	2014 £
Exceptional finance costs	**17,547,649**	-

The exceptional finance costs above relate to the Mark to Market value of interest rate swap arrangements that were settled during the year.

8. TAXATION

	2015 £	2014 £
Analysis of tax charge in the year		
Deferred tax (see note 19)		
Origination and reversal of timing differences	**(127,385)**	*(143,460)*
Tax on loss on ordinary activities	**(127,385)**	*(143,460)*

Factors affecting tax charge for the year

The tax assessed for the year is lower than *(2014 - lower than)* the standard rate of corporation tax in the UK of 21.3% *(2014 - 23.17%)*. The differences are explained below:

	2015 £	2014 £
Loss on ordinary activities before tax	**(17,570,724)**	*(556,000)*
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 21.3% *(2014 - 23.17%)*	**(3,742,564)**	*(128,825)*
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	**140,604**	-
Depreciation for year in excess of capital allowances	**301,045**	*502,171*
Unrelieved tax losses carried forward	**3,227,425**	-
Group relief	**73,490**	*(373,346)*
Current tax charge for the year (see note above)	-	-

Factors that may affect future tax charges

No provision has been made for deferred tax on gains recognised on revaluing property to its market value. Such tax would become payable only if the property were sold without it being possible to claim rollover relief. The total amount unprovided for is estimated at £26 million (2014 - £16 million). At present it is not envisaged that any tax will become payable in the foreseeable future.

9. TANGIBLE FIXED ASSETS

	Freehold Property £	S/Term Leasehold Property £	L/Term Leasehold Property £	Total £
Cost or valuation				
At 1 February 2014	**39,265,000**	**25,270,000**	**56,460,000**	**120,995,000**
Additions	**11,288,329**	**31,041,285**	**10,671,656**	**53,001,270**
Disposals	**-**	**-**	**(14,450,000)**	**(14,450,000)**
Transfer between classes	**16,673,475**	**(17,699,645)**	**1,026,170**	**-**
Revaluation	**-**	**-**	**(4,250,000)**	**(4,250,000)**
At 31 January 2015	**67,226,804**	**38,611,640**	**49,457,826**	**155,296,270**
Depreciation				
At 1 February 2014	**-**	**-**	**-**	**-**
Charge for the year	**681,475**	**744,699**	**692,471**	**2,118,645**
On revalued assets	**(681,475)**	**(744,699)**	**(692,471)**	**(2,118,645)**
At 31 January 2015	**-**	**-**	**-**	**-**
Net book value				
At 31 January 2015	**67,226,804**	**38,611,640**	**49,457,826**	**155,296,270**
At 31 January 2014	*39,265,000*	*25,270,000*	*56,460,000*	*120,995,000*

Standard Life Investment Limited holds a security agreement over freehold property, and fixed and floating charges over other assets, held by the company. These charges form security for a loan facility provided to the company.

The freehold and leasehold properties were revalued by Jones Lang LaSalle, Chartered Surveyors, as at 30 June 2014 based on 'Existing Use Value'.

If the freehold property had not been included at valuation they would have been included under the historical cost convention as follows:

	2015 £	*2014 £*
Cost	**47,486,909**	*36,198,580*
Accumulated depreciation	**(3,090,138)**	*(2,512,232)*
Net book value	**44,396,771**	*33,686,348*

9. TANGIBLE FIXED ASSETS (continued)

If the leasehold properties had not been included at valuation they would have been included under the historical cost convention as follows:

	2015	2014
	£	£
Cost	**86,942,486**	*57,457,098*
Accumulated depreciation	**(10,268,066)**	*(10,714,447)*
Net book value	**76,674,420**	*46,742,651*

10. STOCKS

	2015	2014
	£	£
Food and beverage stock	**194,488**	-

11. DEBTORS

	2015	2014
	£	£
Trade debtors	**332,178**	-
Amounts owed by group undertakings	**14,450,000**	-
Other debtors	**782,308**	-
	15,564,486	-

12. CREDITORS:
Amounts falling due within one year

	2015	2014
	£	£
Amounts owed to group undertakings	**60,754,319**	*8,705,328*
Other taxation and social security	**-**	*291,298*
Accruals and deferred income	**688,521**	*1,132,281*
	61,442,840	*10,128,907*

13. CREDITORS:

Amounts falling due after more than one year

	2015 £	*2014 £*
Bank loans	**73,730,911**	*53,875,000*

Included within the above are amounts falling due as follows:

	2015 £	*2014 £*
Between one and two years		
Bank loans	-	*53,875,000*
Over five years		
Bank loans	**73,730,911**	*-*

Creditors include amounts not wholly repayable within 5 years as follows:

	2015 £	*2014 £*
Repayable other than by instalments	**73,730,911**	*-*

Included within loans due after more than five years is a Fixed Rate facility loan with interest fixed at 4.223% per annum. Interest only is paid until the termination of the loan on 26 November 2024, when the capital amount is to be repaid in full.

The bank loan due after more than one year is secured by legal charges over the freehold and leasehold properties of the company and a fellow subsidiary. In addition, they are secured by fixed and floating charges over the book debts and other assets of the company and a fellow subsidiary.

14. SHARE CAPITAL

	2015 £	*2014 £*
Allotted, called up and fully paid		
1 Ordinary share of £1	**1**	*1*

15. RESERVES

	Revaluation reserve £	Profit and loss account £
At 1 February 2014	**40,803,610**	**16,060,097**
Loss for the financial year		**(17,443,339)**
(Deficit) on revaluation of freehold property	**(2,131,356)**	
Transfer between Revaluation reserve and Profit and loss account	**(29,474)**	**29,474**
Realised revaluation surplus on sale of leasehold property	**(4,294,756)**	**4,294,756**
At 31 January 2015	**34,348,024**	**2,940,988**

16. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2015 £	*2014 £*
Opening shareholders' funds	**56,863,708**	*37,069,431*
Loss for the financial year	**(17,443,339)**	*(412,540)*
Other recognised gains and losses during the year	**(2,131,356)**	*20,206,817*
Closing shareholders' funds	**37,289,013**	*56,863,708*

17. PENSION COMMITMENTS

The company operates a defined contribution scheme for certain employees. The assets of the scheme are held separately from those of the company in independently administered funds. The pension cost charge for the year represents contributions payable by the company to the funds and amounted to £9,267 (2014: £Nil).

18. FINANCIAL INSTRUMENTS

Analysis by year of repayment	**2015**	*2014*
	£	*£*
Long term financial instruments		
Due in over five years	**74,210,526**	-
From one to two years	**-**	*53,375,000*
Less: Issue costs	**(479,615)**	-
	73,730,911	*53,375,000*
Short term financial instruments		
Due within one year	**-**	*500,000*
	-	*500,000*
Financial assets		
Cash at bank and in hand	**(1,407,520)**	-
	72,323,391	*53,875,000*

The amounts included within the financial liabilities can be further analysed as follows:

	2015	*2014*
	£	*£*
Floating rate loan		
Repayable by quarterly instalments of £250,000 beginning in January 2015 and final balloon payment of £53,125,000 on 13 October 2015		
(LIBOR + 1.5%)	**-**	*53,875,000*
Fixed rate loan		
Repayable in full in one lump sum on 26 November 2024		
(Interest fixed at 4.223%)	**74,210,526**	-
Less: Issue costs	**(479,615)**	-
	73,730,911	*53,875,000*

19. DEFERRED TAXATION

	2015 £	*2014 £*
At beginning of year	**127,385**	*270,845*
Released during year (P&L)	**(127,385)**	*(143,460)*
At end of year	**-**	*127,385*

The provision for deferred taxation is made up as follows:

	2015 £	*2014 £*
Excess of taxation allowances over depreciation on fixed assets	**-**	*127,385*

The company has an unprovided deferred tax asset of £3,220,377 (2014: £Nil) arising from the excess of tax written down value over net book value of eligible assets and losses carried forward. The potential asset has not been brought into the financial statements at 31 January 2015 due to the uncertainty of when the asset may be realised.

20. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption in FRS 8 concerning intercompany transactions by virtue of its status as a 100% owned subsidiary of a parent whose consolidated accounts are made publicly available.

21. CONTINGENT LIABILITIES AND ASSETS

The Firmdale Holdings Group, of which the company is a wholly-owed subsidiary, has a claim for a quantifiable loss against Barclays Bank Plc of £41.7m and, in addition, a large consequential loss yet to be determined. No allowance has been made for any recovery in these accounts in respect of these claims.

22. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The immediate parent and controlling company is Firmdale West End Limited, a company registered in England and Wales.

The ultimate parent and controlling company is Firmdale Holdings Limited, a company registered in England and Wales, the consolidated accounts of which are available from the Registrar of Companies.

In the opinion of the directors, the Trustee of Kemp Family Foundation is the ultimate controlling party.