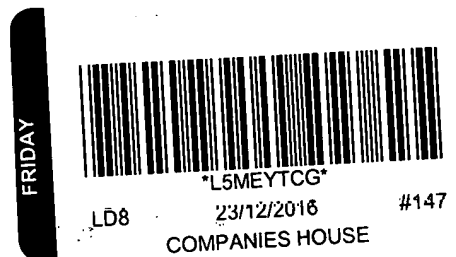


Company Registration No. 09877310 (England and Wales)

Sterling Industrial Energy Limited

**Annual report and financial statements
for the period ended 31 March 2016**



Sterling Industrial Energy Limited

Company information

Directors	Leopold Hall Charles Knight	(Appointed 18 November 2015) (Appointed 18 November 2015)
Company number	09877310	
Registered office	57 - 59 Haymarket London SW1Y 4QX	
Independent auditors	Saffery Champness 71 Queen Victoria Street London EC4V 4BE	
Bankers	Barclays Bank plc City of Cardiff 121 Queen Street Cardiff CF10 2BJ	
Solicitors	Nabarro Lacon House Theobalds Road London WC1X 8RW	

Sterling Industrial Energy Limited

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Sterling Industrial Energy Limited

Directors' report

For the period ended 31 March 2016

The directors present their annual report and financial statements for the period ended 31 March 2016.

Principal activities

The principal activity of the company is that of property investment.

Directors

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

Leopold Hall	(Appointed 18 November 2015)
Charles Knight	(Appointed 18 November 2015)

Results and dividends

The results for the period are set out on page 5.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Auditor

Saffery Champness have expressed their willingness to continue to act as auditors to the company.

Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom accounting standards, including FRS102, have been followed, subject to any material departures disclosed and explained in the financial statement;
- 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.

Sterling Industrial Energy Limited

Directors' report (continued)

For the period ended 31 March 2016

Statement of disclosure to auditor

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 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 auditors are aware of that information.

On behalf of the board

A handwritten signature in black ink, consisting of a series of loops and a final upward stroke, representing Charles Knight.

Charles Knight

Director

14 December 2016

Sterling Industrial Energy Limited

Independent auditors' report

To the members of Sterling Industrial Energy Limited

We have audited the financial statements of Sterling Industrial Energy Limited for the period ended 31 March 2016 set out on pages 5 to 14. 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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 auditors' 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' Responsibility Statement set out on page 1, 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 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.

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 March 2016 and of its profit for the period 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 matters prescribed by the Companies Act 2006

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

Sterling Industrial Energy Limited

Independent auditors' report (continued)

To the members of Sterling Industrial Energy 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.



Michael Di Leto (Senior Statutory Auditor)
for and on behalf of Saffery Champness

14 December 2016

Chartered Accountants
Statutory Auditors

71 Queen Victoria Street
London
EC4V 4BE

Sterling Industrial Energy Limited

**Statement of comprehensive income
For the period ended 31 March 2016**

		Period ended 31 March 2016 £
	Notes	
Turnover		684
Administrative expenses		(38,354)
Operating loss		(37,670)
Fair value movement	5	359,482
Profit before tax		321,812
Taxation	4	-
Profit for the financial period		321,812
Total comprehensive income for the period		321,812

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

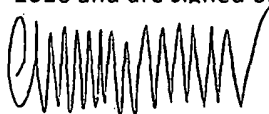
Sterling Industrial Energy Limited

Statement of financial position

As at 31 March 2016

	Notes	£	2016 £
Fixed assets			
Investment properties	5		1,140,000
Current assets			
Debtors	6	162,529	
Cash at bank and in hand		40,573	
		<u>203,102</u>	
Creditors: amounts falling due within one year	7	(1,021,289)	
Net current liabilities			<u>(818,187)</u>
Total assets less current liabilities			<u><u>321,813</u></u>
Capital and reserves			
Called up share capital	8		1
Fair value reserve			359,482
Profit and loss reserves			<u>(37,670)</u>
Total equity			<u><u>321,813</u></u>

The financial statements were approved by the board of directors and authorised for issue on 14 December 2016 and are signed on its behalf by:



Charles Knight
Director

Company Registration No. 09877310

Sterling Industrial Energy Limited

**Statement of changes in equity
For the period ended 31 March 2016**

		Share capital	Fair value reserve	Profit and loss reserves	Total
	Notes	£	£	£	£
Balance at 18 November 2015		-	-	-	-
Total comprehensive income for the period		-	-	321,812	321,812
Issue of share capital	8	1	-	-	-
Transfer of fair value movement		-	359,482	(359,482)	-
Balance at 31 March 2016		<u>1</u>	<u>359,482</u>	<u>(37,670)</u>	<u>321,813</u>

Sterling Industrial Energy Limited

Statement of cash flows

For the period ended 31 March 2016

	Notes	£	2016 £
Cash flows from operating activities			
Cash generated from/(absorbed by) operations	11		821,090
Investing activities			
Purchase of investment property		(780,518)	
Net cash used in investing activities			(780,518)
Financing activities			
Proceeds from issue of shares		1	
Net cash generated from/(used in) financing activities			1
Net increase in cash and cash equivalents			40,573
Cash and cash equivalents at beginning of period			-
Cash and cash equivalents at end of period			40,573

Sterling Industrial Energy Limited

Notes to the financial statements

For the period ended 31 March 2016

1 Accounting policies

Company information

Sterling Industrial Energy Limited is a company limited by shares incorporated on 18 November 2015 in England and Wales. The registered office is 57 - 59 Haymarket, London, SW1Y 4QX.

1.1 Accounting convention

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.

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 £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover represents income for energy consumption receivable from investment properties in the United Kingdom.

Turnover is recognised at the fair value of the consideration received or receivable and is shown net of VAT and other sales related taxes.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the income statement.

1.5 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.

Notes to the financial statements (continued)
For the period ended 31 March 2016

1 Accounting policies (continued)

1.6 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, 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 the income statement, 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.

Impairment of financial assets

Financial assets, other than those held at fair value through the income statement, 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 the income statement.

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 the income statement.

1 Accounting policies (continued)

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, including trade and other 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 payments 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. Accounts payable are classified as 'creditors: amounts falling due within one year' if payment is due within one year or less. If not, they are presented as 'creditors: amounts falling due after more than one year'. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Other financial liabilities, including debt instruments that do not meet the definition of a basic financial instrument, are measured at fair value through the income statement.

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 the income statement 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.

1.7 Taxation

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

Sterling Industrial Energy Limited

Notes to the financial statements (continued) For the period ended 31 March 2016

2 Critical accounting 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.

The key source of estimation uncertainty are the revaluation of investment properties. The company carries its investment properties at fair value, with changes in fair value being recognised in the income statement.

3 Auditors remuneration

	2016
	£
Fees payable to the company's auditors and its associates	
Audit of the company's financial statements	2,600
Taxation compliance services	2,000
	<u>4,600</u>

4 Taxation

The actual charge for the period can be reconciled to the expected charge/(credit) for the period based on the profit or loss and the standard rate of tax as follows:

	2016
	£
Profit before taxation	321,812
	<u>321,812</u>
Expected tax charge based on the standard rate of corporation tax in the UK of 20.00%	64,362
Fair value movement not taxable	(71,896)
Unutilised tax losses carried forward	7,534
	<u>0</u>
Tax expense for the period	<u>0</u>

Sterling Industrial Energy Limited

Notes to the financial statements (continued)

For the period ended 31 March 2016

5 Investment property

	2016
	£
Fair value	
At 18 November 2015	-
Additions	780,518
Fair value movement	359,482
	<u>1,140,000</u>
At 31 March 2016	<u>1,140,000</u>

The fair value of the investment property has been arrived at on the basis of a valuation carried out by CBRE Limited, Chartered Surveyors, who are not connected with the company. The valuation was made on an open market basis by reference to market evidence of transaction prices for similar properties.

6 Debtors

	2016
	£
Amounts falling due within one year:	
Trade debtors	820
Other debtors	161,709
	<u>162,529</u>

7 Creditors: amounts falling due within one year

	2016
	£
Trade creditors	61,644
Other creditors	950,000
Accruals and deferred income	9,645
	<u>1,021,289</u>

The Other creditors balance above represents an amount due to other related parties. The loan is unsecured, interest free and repayable on realisation of the underlying assets that it was used to invest.

8 Share capital

	2016
	£
Ordinary share capital	
Issued and fully paid	
1 ordinary share of £1	1

Sterling Industrial Energy Limited

Notes to the financial statements (continued)
For the period ended 31 March 2016

9 Related party transactions

Remuneration of key management personnel

Directors and Key Management Personnel received no remuneration during the year.

Transactions with related parties

The following amounts were outstanding at the reporting end date:

	Amounts owed to related parties 2016 £
Other related parties	950,000

10 Controlling party

The directors do not consider there to be one ultimate controlling party.

11 Cash generated from operations

	2016 £
Total comprehensive income	321,812
Adjustments for:	
Fair value movement	(359,482)
Movements in working capital:	
(Increase) in debtors	(162,529)
Increase in creditors	1,021,289
Cash generated from/(absorbed by) operations	821,090