

Unaudited Financial Statements Glamis Investments Limited

For the Year Ended 31 July 2016



Registered number: SC034509



Glamis Investments Limited

Company Information

Director	Mr R J W Smith
Registered number	SC034509
Registered office	Delta House Gemini Crescent Dundee DD2 1SW
Accountants	Grant Thornton UK LLP Chartered Accountants 110 Queen Street Level 8 Glasgow G1 3BX
Bankers	The Royal Bank of Scotland 3 High Street Dundee DD1 9YL
Solicitors	Thorntons Lindsays MacRoberts

Glamis Investments Limited

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Director's Report

For the Year Ended 31 July 2016

The director presents his report and the financial statements for the year ended 31 July 2016.

Director's responsibilities statement

The director is responsible for preparing the Director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the director must not approve the financial statements unless he is satisfied that he gives 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 director is 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 director is 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 him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

Director

The director who served during the year was:

Mr R J W Smith

Small Companies

In preparing this report, the director has taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on *28 April 2017* and signed on its behalf.



R J W Smith
Director

Glamis Investments Limited

Director's Responsibilities Statement For the Year Ended 31 July 2016

I confirm that as director I have met my duty in accordance with the Companies Act 2006 to:

- ensure that the Company has kept adequate accounting records;
- prepare financial statements which give a true and fair view of the state of affairs of the Company as at 31 July 2016 and of profit for that period in accordance with Generally Accepted Accounting Practice in the UK; and
- follow the applicable accounting policies, subject to any material departures disclosed and explained in the notes to the financial statements.

The Director's Responsibilities Statement was approved by the board on 28 April 2017 and signed on its behalf.



R. J. W. Smith
Director

Glamis Investments Limited

Independent Chartered Accountants' Review Report to the directors of Glamis Investments Limited

For the Year Ended 31 July 2016

We have compiled the accompanying financial statements of Glamis Investments Limited for the year ended 31 July 2016 based on information you have provided. These financial statements comprise the statement of total comprehensive income, the statement of financial position, statement of changes in equity 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), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

This report is made solely to the Company's director in accordance with the terms of our engagement letter dated 25 April 2017. Our work has been undertaken so that we might state to the Company's director those matters that we have agreed with him in our engagement letter 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 director for our work, for this report or the conclusions we have formed.

We performed this compilation engagement in accordance with International Standard on Related Services 4410 (Revised), Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist you in the preparation and presentation of these financial statements in accordance with 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'. As a member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at www.icaew.com.

These financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these financial statements are prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities.



Grant Thornton UK LLP

Chartered Accountants
110 Queen Street
Glasgow
G1 3BX

28 April 2017.

Glamis Investments Limited

Statement of Total Comprehensive Income

For the Year Ended 31 July 2016

	Note	2016 £	2015 £
Turnover		812,159	829,863
Cost of sales		(81,145)	(95,602)
Gross profit		731,014	734,261
Administrative expenses		(284,943)	(296,839)
Operating profit	3	446,071	437,422
Loss on sale of investment property		(49,887)	-
Interest receivable and similar income	5	92	56
Interest payable and expenses	6	(208,069)	(216,496)
Profit before tax		188,207	220,982
Tax on profit	7	(51,657)	(46,693)
Profit for the year		136,550	174,289

There was no other comprehensive income for 2016 (2015: £NIL).

The notes on pages 8 to 19 form part of these financial statements.

Notes to the Financial Statements

For the Year Ended 31 July 2016

Statement of Financial Position

As at 31 July 2016

	Note	2016 £	2015 £
Fixed assets			
Tangible assets	8	9,845,786	10,105,744
Investments	9	2	2
		<u>9,845,788</u>	<u>10,105,746</u>
Current assets			
Stocks	10	700,000	700,000
Debtors: amounts falling due within one year	11	610,074	673,011
Cash at bank and in hand		12,282	60,455
		<u>1,322,356</u>	<u>1,433,466</u>
Creditors: amounts falling due within one year	12	(5,594,215)	(686,598)
Net current (liabilities)/ assets		<u>(4,271,859)</u>	<u>746,868</u>
Total assets less current liabilities		<u>5,573,929</u>	<u>10,852,614</u>
Creditors: amounts falling due after more than one year	13	-	(5,354,534)
Net assets		<u><u>5,573,929</u></u>	<u><u>5,498,080</u></u>
Capital and reserves			
Called up share capital	14	30,426	30,426
Share premium account		63,000	63,000
Revaluation reserve		2,276,918	2,313,984
Capital redemption reserve		37,824	37,824
Profit and loss account		3,165,761	3,052,846
		<u><u>5,573,929</u></u>	<u><u>5,498,080</u></u>

The financial statements have been prepared in accordance with the provisions applicable to small companies within part 15 of the Companies Act 2006 and in accordance with the provisions of FRS 102 Section 1A- Smaller Entities.

The director considers that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirement of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 July 2016 and of its profit for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

Glamis Investments Limited
Registered number: SC034509

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



R.J.W. Smith

Director

Date: 28 April 2017.

The notes on pages 8 to 19 form part of these financial statements.

Statement of Changes in Equity

For the Year Ended 31 July 2016

	Called up share capital £	Share premium account £	Capital redemption reserve £	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 August 2014	30,426	63,000	37,824	2,313,984	2,974,178	5,419,412
Comprehensive income for the year	-	-	-	-	174,289	174,289
Profit for the year	-	-	-	-	174,289	174,289
Total comprehensive income for the year	-	-	-	-	(95,621)	(95,621)
Dividends: Equity capital	-	-	-	-	(95,621)	(95,621)
Total transactions with owners	-	-	-	-	(95,621)	(95,621)
At 1 August 2015	30,426	63,000	37,824	2,313,984	3,052,846	5,498,080
Comprehensive income for the year	-	-	-	-	136,550	136,550
Profit for the year	-	-	-	-	136,550	136,550
Dividends: Equity capital	-	-	-	-	(77,543)	(77,543)
Transfer to/from profit and loss account	-	-	-	(53,908)	53,908	-
Revaluation	-	-	-	16,842	-	16,842
Total transactions with owners	-	-	-	(37,066)	(23,635)	(60,701)
At 31 July 2016	30,426	63,000	37,824	2,276,918	3,165,761	5,573,929

The notes on pages 8 to 19 form part of these financial statements.

Notes to the Financial Statements

For the Year Ended 31 July 2016

1. General information

The principal activity of the company during the period was that of property investment and development.

2. Accounting policies

2.1 Basis of preparation of financial statements

The accounts have been prepared in accordance with the provisions of FRS102 Section 1A small entities. There were no material departures from that standard.

In the opinion of the directors, the company and its subsidiary undertaking comprise a small-sized group. The company has therefore taken advantage of the exemption provided by Section 402 of the Companies Act 2006 not to prepare group accounts. These financial statements therefore present information about the company as an individual undertaking and not its group.

The principal accounting policies adopted in the preparation of the financial statements are set out below.

These financial statements for the year ended 31 July 2016 are the first financial statements that comply with FRS102 Section 1A small entities. The date of transition is 1 August 2014.

The company intends to present its next set of financial statements with the same disclosure exemptions adopted.

The transition to FRS102 Section 1A small entities has resulted no changes in accounting policies to those used previously. Information on the impact of first-time adoption of FRS 102 is given in note 16.

2.2 Going concern

The financial statements have been prepared on a going concern basis which presumes the realisation of assets and liabilities in the normal course of business. Although no detailed cash flow forecasts have been produced, the director considers that the company has sufficient cash and other liquid resources to be able to meet its ongoing obligations within the current facility levels.

2.3 Revenue

Revenue shown in the profit and loss account represents rent and associated charges receivable by the company. Rent is recognised on a straight line over the lease term. Revenue also includes income relating to lease cancellation charges received from tenants exiting the lease. This relates wholly to scenarios whereby there is no on-going relationship with the previous tenant.

Revenue recognised on sale of development properties is recognised when property is sold.

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Notes to the Financial Statements

For the Year Ended 31 July 2016

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

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.

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

Depreciation is provided on the following basis:

Motor vehicles	- 25% reducing balance
Equipment	- 25% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

2.5 Investment property

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

2.6 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment. Where merger relief is applicable, the cost of the investment in a subsidiary undertaking is measured at the nominal value of the shares issued together with the fair value of any additional consideration paid.

2.7 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase.

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

Notes to the Financial Statements

For the Year Ended 31 July 2016

2.8 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.

2.9 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.10 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Notes to the Financial Statements

For the Year Ended 31 July 2016

2.11 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Finance costs

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

2.13 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2.14 Pensions

The pension costs charged against profits represent the amount of the contributions payable to the personal pension plans in respect of the accounting period. This pension plan is accounted for as a defined contribution scheme.

2.15 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

2.16 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

2.17 Taxation

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Notes to the Financial Statements

For the Year Ended 31 July 2016

3. Operating profit

The operating profit is stated after charging:

	2016 £	2015 £
Depreciation of tangible fixed assets	2,754	2,280
Defined contribution pension cost	<u>6,907</u>	<u>6,907</u>

4. Employees

Staff costs, including director's remuneration, were as follows:

	2016 £	2015 £
Wages and salaries	126,364	123,728
Social security costs	11,868	10,976
Cost of defined contribution scheme	6,907	6,907
	<u>145,139</u>	<u>141,611</u>

The average number of employees during the year was 7 (2015: 7) including directors.

During the year retirement benefits were accruing to one director (2015 -one) in respect of defined contribution pension schemes.

5. Interest receivable

	2016 £	2015 £
Other interest receivable	92	56
	<u>92</u>	<u>56</u>

Notes to the Financial Statements

For the Year Ended 31 July 2016

6. Interest payable and similar charges

	2016 £	2015 £
Bank interest payable	183,078	186,056
Other loan interest payable	24,991	30,440
	<u>208,069</u>	<u>216,496</u>

7. Taxation

	2016 £	2015 £
Corporation tax		
Current tax on profits for the year	51,954	46,693
Adjustments in respect of previous periods	(297)	-
	<u>51,657</u>	<u>46,693</u>
Total current tax	<u>51,657</u>	<u>46,693</u>
Deferred tax		
Total deferred tax	<u>-</u>	<u>-</u>
Taxation on profit on ordinary activities	<u>51,657</u>	<u>46,693</u>

Notes to the Financial Statements

For the Year Ended 31 July 2016

7. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2015 -higher than) the standard rate of corporation tax in the UK of 20% (2015 -20.67%). The differences are explained below:

	2016 £	2015 £
Profit on ordinary activities before tax	<u>188,207</u>	<u>220,982</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015 - 20.67 %)	37,641	45,668
Effects of:		
Fixed asset differences	9,977	-
Expenses not deductible for tax purposes	3,848	5,213
Adjustments to tax charge in respect of prior periods	(297)	-
Deferred tax not recognised	488	(3,323)
Marginal relief	-	(865)
Total tax charge for the year	<u>51,657</u>	<u>46,693</u>

Factors that may affect future tax charges

The UK Corporation tax rate of 20% took effect from 1 April 2015.

Further changes to the UK Corporation tax rates were substantively enacted as part of the Finance Bill 2013 on 2 July 2013. These include changes to reduce the main rate of corporation tax to 20% from 1 April 2015. As these changes have been substantively enacted at the balance sheet date their effects have been included in these financial statements.

Notes to the Financial Statements

For the Year Ended 31 July 2016

8. Tangible fixed assets

	Investment property £	Motor vehicles £	Office & Computer Equipment £	Total £
Cost or valuation				
At 1 August 2015	10,101,251	5,000	47,849	10,154,100
Disposals	(257,204)	(5,000)	-	(262,204)
At 31 July 2016	9,844,047	-	47,849	9,891,896
Depreciation				
At 1 August 2015	-	3,981	44,375	48,356
Charge for the period on owned assets	-	1,019	1,735	2,754
Disposals	-	(5,000)	-	(5,000)
At 31 July 2016	-	-	46,110	46,110
Net book value				
At 31 July 2016	<u>9,844,047</u>	<u>-</u>	<u>1,739</u>	<u>9,845,786</u>
At 31 July 2015	<u>10,101,251</u>	<u>1,019</u>	<u>3,474</u>	<u>10,105,744</u>

Notes to the Financial Statements

For the Year Ended 31 July 2016

9. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 August 2015	2
At 31 July 2016	<u>2</u>

Net book value

At 31 July 2016	<u>2</u>
At 31 July 2015	<u>2</u>

Subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Class of shares	Holding	Principal activity
Fractional Finance Limited	Ordinary	100%	Dormant

The aggregate of the share capital and reserves as at 31 July 2016 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

	Aggregate of share capital and reserves £
Fractional Finance Limited	2
Total	<u><u>2</u></u>

Notes to the Financial Statements

For the Year Ended 31 July 2016

10. Stocks

	2016 £	2015 £
Finished goods and goods for resale	700,000	700,000
	<u>700,000</u>	<u>700,000</u>

11. Debtors

	2016 £	2015 £
Trade debtors	15,576	1,605
Amounts owed by group undertakings	554,833	651,086
Other debtors	26,490	14,320
Amounts recoverable on long term contracts	13,175	6,000
	<u>610,074</u>	<u>673,011</u>

Notes to the Financial Statements

For the Year Ended 31 July 2016

12. Creditors: Amounts falling due within one year

	2016	2015
	£	£
Other loans	5,165,053	268,395
Amounts owed to group undertakings	32,715	29,645
Corporation tax	111,668	134,851
Other taxation and social security	52,864	47,072
Other creditors	173,110	179,989
Accruals and deferred income	58,805	26,646
	<u>5,594,215</u>	<u>686,598</u>

13. Creditors: Amounts falling due after more than one year

	2016	2015
	£	£
Bank loans	-	5,354,534
	<u>-</u>	<u>5,354,534</u>

Secured loans

All bank loans are secured on specific properties belonging to the company, and by a bond and floating charge over all of the assets of the company.

14. Share capital

	2016	2015
	£	£
Shares classified as equity		
Authorised, allotted, called up and fully paid		
30,426- Ordinary shares of £1 each	30,426	30,426

Notes to the Financial Statements

For the Year Ended 31 July 2016

15. Pension commitments

The company makes contributions to personal pension plans. The contributions are on behalf of those members of staff who have elected to join the scheme. The assets of the scheme are held separately from those of the company in an independently administered fund.

16. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.

17. Related party transactions

An amount of £140,637 (2015: £140,637) was due to the company from Albert Square Investments LLP, an LLP of which Mr R J W Smith is a member, at the balance sheet date. No interest is charged on this loan and it is treated as repayable on demand.

An amount of £190,027 (2015: £312,817) was due to the company from Tocco LP, an LP of which Mr R J W Smith is a member, at the balance sheet date. No interest is charged on this loan and it is treated as repayable on demand.

At the year end the company was owed £16,478 (£13,840) by Mr R J W Smith in relation to an interest free current account.

During the year Mr R J W Smith, a director of the company, received dividends of £45,522 (2015: £56,135) due to his shareholding and beneficial interest in the entity.