

Company Registration No. 00442441 (England and Wales)

**ABBAY COMMERCIAL INVESTMENTS LIMITED**  
**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2014**

THURSDAY



\*A4AAZWAQ\*

A29

25/06/2015

#289

COMPANIES HOUSE

# ABBEY COMMERCIAL INVESTMENTS LIMITED

## DIRECTORS AND ADVISERS

---

<b>Directors</b>	B D Foord Esq R J B Duce Esq N Van Der Borgh Esq J D Foord Esq A J C Duce Esq
<b>Company number</b>	00442441
<b>Registered office</b>	Devonshire House 1 Devonshire Street London W1W 5DR
<b>Registered auditors</b>	Citroen Wells Devonshire House 1 Devonshire Street London W1W 5DR
<b>Business address</b>	Rock House Great Casterton Road Stamford Lincs PE9 2YQ
<b>Bankers</b>	Lloyds Bank Plc 25 Gresham Street London EC2V 7HN

---

# ABBEY COMMERCIAL INVESTMENTS LIMITED

## CONTENTS

---

	<b>Page</b>
Strategic report	1 - 2
Directors' report	3 - 4
Independent auditors' report	5 - 6
Consolidated profit and loss account	7
Statement of recognised gains and losses	8
Balance sheets	9
Consolidated cash flow statement	10
Notes to the consolidated cash flow statement	11
Notes to the financial statements	12 - 30

---

# ABBEEY COMMERCIAL INVESTMENTS LIMITED

## STRATEGIC REPORT

### FOR THE YEAR ENDED 30 JUNE 2014

---

The directors present the strategic report for the year ended 30 June 2014.

#### Review of the business

The Group has generated a loss for the year of £497,064 (15 month period ended 30 June 2013: £1,142,853). The Group derives its income from property investment and development, trading in forestry and power generation.

During the year the group continued to develop its business and progress its key projects and although the group made a loss for 2014, the state of the affairs of the Company and Group were considered satisfactory at the year-end.

The group will continue with its plans and the directors look forward to returning the group to profitability as the group's projects are completed.

The Group's key financial performance indicators are that of rent receivable, bank loan interest payable and similar charges, and net profit/(loss) after tax, which communicate the financial performance of the Group as a whole.

The key performance indicators for the last three periods were as follows:-

	Year Ended 30 June 2014 £	15 Month Period Ended 30 June 2013 £	Year Ended 25 March 2012 £
Rents receivable	4,493,819	5,514,600	5,002,879
Bank loan interest payable	2,678,410	2,408,703	1,697,189
Net (loss)/profit after tax and minority interests	(497,064)	(1,142,853)	1,551,604

#### Principal risks and uncertainties

The Group's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. In order to maintain liquidity and cash flow to ensure that sufficient funds are available for on-going operations and future developments, the Group uses a mixture of own generated cash resources and long term debt finance. The Group's credit risk is primarily attributable to its rents receivable. The amounts presented in the balance sheet are stated net of allowances for doubtful receivables.

# ABBEY COMMERCIAL INVESTMENTS LIMITED

## STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2014

---

The main risks associated with the Group's financial assets and liabilities are set out below:-

### Interest rate risk management

The Group is exposed to interest rate risk as entities in the Group borrow funds at both fixed and floating interest rates. The risk is managed by the Group by maintaining an appropriate mix between fixed and floating rate borrowings and by the use of interest rate swap contracts.

Under interest rate swap contracts, the Group agrees to exchange the difference between fixed and floating rate interest amounts calculated on agreed notional principal amounts. Such contracts enable the Group to mitigate the risk of changing interest rates on the fair value of issued fixed rate debt held and the cash flow exposures on the issued variable rate debt held.

### Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group has adopted a policy of only dealing with creditworthy counterparties and obtaining sufficient collateral (rent deposits) where appropriate, as a means of mitigating the risk of financial loss from defaults. Credit exposure is controlled by counterparty limits that are reviewed and approved by the directors on an ongoing basis.

Trade receivables in the main consist of amounts due from a large number of individual tenants. The Group does not have any significant credit risk exposure to any single counterparty.

### Liquidity risk management

Responsibility for liquidity risk management rests with the board of directors, which has built an appropriate liquidity risk management framework for the management of the Group's short, medium and long-term funding and liquidity management requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

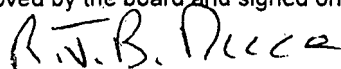
### Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as going concerns but at all times having due regard to the bank loan covenants. The capital structure of the Group consists of debt, which includes the borrowings disclosed in note 15, cash and short-term deposits and equity attributable to equity holders of the parent, comprising issued capital, reserves and retained earnings as disclosed in notes 17 to 20.

### Future developments

The directors aim to continue the principal activities undertaken by the Group.

Approved by the board and signed on its behalf by:



.....  
R J B Duce Esq

Director

23 June 2015

# **ABBEY COMMERCIAL INVESTMENTS LIMITED**

## **DIRECTORS' REPORT**

### **FOR THE YEAR ENDED 30 JUNE 2014**

---

The directors present their annual report on the affairs of the Group, together with the financial statements and auditors' report for the year ended 30 June 2014.

#### **Results and dividends**

The consolidated profit and loss account for the year is set out on page 7.

During the year, the Company paid a dividend for the year of £1,838 in respect of the 4.9% cumulative preference shares. As required by Financial Reporting Standard No. 4 these financial statements also show dividends payable of £67,407 in respect of the 'A' ordinary shares. These dividends could not be paid at the year end because there were insufficient distributable reserves and this amount has therefore been transferred to a Reserve for Cumulative Dividends to be paid at some future date.

For the same reasons stated above, the directors do not recommend payment of an ordinary dividend for the year ended 30 June 2014.

#### **Directors**

The following directors have held office since 1 July 2013:

B D Foord Esq  
R J B Duce Esq  
N Van Der Borgh Esq  
J D Foord Esq  
A J C Duce Esq  
P J Foord Esq (Deceased 21 October 2013)

#### **Auditors**

A resolution proposing that Citroen Wells be reappointed as auditors of the Company will be put to the Annual General Meeting.

#### **Statement of directors' responsibilities**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have 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 group and of the profit or loss of the group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group 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 the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# ABBEY COMMERCIAL INVESTMENTS LIMITED

## DIRECTORS' REPORT (CONTINUED)

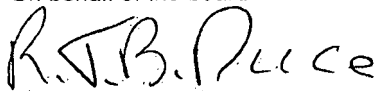
**FOR THE YEAR ENDED 30 JUNE 2014**

---

### Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the group's auditors are unaware. Additionally, the directors 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 group's auditors are aware of that information.

On behalf of the board



R J B Duce Esq

Director

23 June 2015

# **ABBEY COMMERCIAL INVESTMENTS LIMITED**

## **INDEPENDENT AUDITORS' REPORT**

### **TO THE MEMBERS OF ABBEY COMMERCIAL INVESTMENTS LIMITED**

---

We have audited the group and parent company financial statements (the "financial statements") of Abbey Commercial Investments Limited for the year ended 30 June 2014 set out on pages 7 to 30. 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 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 auditors**

As explained more fully in the Directors' Responsibilities Statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). 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 group's and the parent 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 group's and parent company's affairs as at 30 June 2014 and of the group's loss 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.



# ABBEY COMMERCIAL INVESTMENTS LIMITED

## INDEPENDENT AUDITORS' REPORT (CONTINUED)

### TO THE MEMBERS OF ABBEY COMMERCIAL 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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.



Stephen Simou FCA (Senior Statutory Auditor)  
for and on behalf of Citroen Wells

23/6/15

Chartered Accountants  
Statutory Auditor

Devonshire House  
1 Devonshire Street  
London  
W1W 5DR

# **ABBEEY COMMERCIAL INVESTMENTS LIMITED**

## **CONSOLIDATED PROFIT AND LOSS ACCOUNT**

**FOR THE YEAR ENDED 30 JUNE 2014**

		Year ended 30 June 2014 £	Period ended 30 June 2013 £
	Notes		
Turnover	2 and 3	7,849,535	8,770,423
Cost of sales		(1,876,557)	(4,794,580)
Gross profit		5,972,978	3,975,843
Administrative expenses		(3,922,666)	(2,331,699)
Other operating income		32,165	6,414
Operating profit	4	2,082,477	1,650,558
Net profit on disposal of fixed assets		305,122	208,812
Profit on ordinary activities before interest		2,387,599	1,859,370
Other interest receivable and similar income		172,831	115,846
Interest payable and similar charges	5	(2,828,335)	(3,595,405)
Loss on ordinary activities before taxation		(267,905)	(1,620,189)
Tax on loss on ordinary activities	6	(285,863)	595,411
Loss on ordinary activities after taxation		(553,768)	(1,024,778)
Minority interests		56,704	(118,075)
Loss for the financial year	7	(497,064)	(1,142,853)

The profit and loss account has been prepared on the basis that all operations are continuing operations.

# ABBHEY COMMERCIAL INVESTMENTS LIMITED

## CONSOLIDATED STATEMENT OF RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 30 JUNE 2014

---

	Year ended 30 June 2014 £	Period ended 30 June 2013 £
Loss for the financial year before minority interest	(553,768)	(1,024,778)
Unrealised surplus on revaluation of properties	9,588,919	-
	<hr/>	<hr/>
Total gains and losses recognised since last financial statements	9,035,151	(1,024,778)
	<hr/>	<hr/>

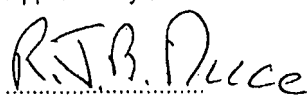
# ABBEY COMMERCIAL INVESTMENTS LIMITED

## BALANCE SHEETS

AS AT 30 JUNE 2014

	Notes	Group 2014 £	2013 £	Company 2014 £	2013 £
<b>Fixed assets</b>					
Intangible assets	9	1,709,839	1,991,955	-	-
Tangible assets	10	49,562,054	39,598,387	10,283,085	3,515,061
Investments	11	271,060	271,060	4,769,131	4,769,082
		<u>51,542,953</u>	<u>41,861,402</u>	<u>15,052,216</u>	<u>8,284,143</u>
<b>Current assets</b>					
Stocks	12	30,474,081	30,786,836	-	-
Debtors	13	4,050,334	6,661,066	40,169,620	38,574,939
Cash at bank and in hand		1,394,185	338,298	26,416	26,551
		<u>35,918,600</u>	<u>37,786,200</u>	<u>40,196,036</u>	<u>38,601,490</u>
<b>Creditors: amounts falling due within one year</b>	14	(24,449,771)	(27,412,771)	(20,078,043)	(15,721,469)
<b>Net current assets</b>		<u>11,468,829</u>	<u>10,373,429</u>	<u>20,117,993</u>	<u>22,880,021</u>
<b>Total assets less current liabilities</b>		<u>63,011,782</u>	<u>52,234,831</u>	<u>35,170,209</u>	<u>31,164,164</u>
<b>Creditors: amounts falling due after more than one year</b>	15	(39,438,375)	(37,694,737)	(18,094,159)	(21,187,605)
<b>Provisions for liabilities</b>	16	(321,660)	(321,660)	-	-
		<u>23,251,747</u>	<u>14,218,434</u>	<u>17,076,050</u>	<u>9,976,559</u>
<b>Capital and reserves</b>					
Called up share capital	17	237,500	237,500	237,500	237,500
Revaluation reserve	18	9,588,919	-	7,018,122	-
Other reserves	18	10,588,066	10,470,511	11,963,743	11,808,735
Profit and loss account	18	2,772,149	3,388,606	(2,143,315)	(2,069,676)
<b>Shareholders' funds</b>	20	<u>23,186,634</u>	<u>14,096,617</u>	<u>17,076,050</u>	<u>9,976,559</u>
<b>Minority interests</b>	19	65,113	121,817	-	-
		<u>23,251,747</u>	<u>14,218,434</u>	<u>17,076,050</u>	<u>9,976,559</u>

Approved by the Board and authorised for issue on 23 June 2015



R J B Duce Esq  
Director



J D Foord Esq  
Director

Company Registration No. 00442441

# **ABBEEY COMMERCIAL INVESTMENTS LIMITED**

## **CONSOLIDATED CASH FLOW STATEMENT**

**FOR THE YEAR ENDED 30 JUNE 2014**

	Year ended 30 June 2014 £	15 month period ended 30 June 2013 £
<b>Net cash inflow from operating activities</b>	3,915,263	5,037,991
<b>Returns on investments and servicing of finance</b>		
Interest received	172,831	115,846
Interest paid	(2,922,756)	(3,513,400)
Non-equity dividends paid	(1,838)	(3,676)
<b>Net cash outflow for returns on investments and servicing of finance</b>	(2,751,763)	(3,401,230)
<b>Taxation</b>	(140,238)	(404,570)
<b>Capital expenditure and financial investment</b>		
Payments to acquire tangible assets	(1,901,540)	(13,382,543)
Receipts from sales of tangible assets	1,011,394	582,925
<b>Net cash outflow for capital expenditure</b>	(890,146)	(12,799,618)
<b>Acquisitions and disposals</b>	-	(2,250,466)
<b>Net cash inflow/(outflow) before management of liquid resources and financing</b>	133,116	(13,817,893)
<b>Financing</b>		
Increase in long term bank loan	10,417,216	14,416,460
Repayment of long term bank loan	(9,537,365)	(600,000)
<b>Net cash inflow from financing</b>	879,851	13,816,460
<b>Increase/(decrease) in cash in the year/period</b>	1,012,967	(1,433)

# **ABBEEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 30 JUNE 2014**

1	Reconciliation of operating profit to net cash inflow from operating activities		2014	2013
			£	£
	Operating profit		2,082,477	1,650,558
	Depreciation of tangible assets		820,520	37,969
	Amortisation of intangible assets		282,116	5,000
	Decrease in stocks		312,755	2,658,306
	Decrease/(increase) in debtors		2,610,732	(1,196,467)
	(Decrease)/Increase in creditors within one year		(2,193,337)	1,882,625
	Net cash inflow from operating activities		3,915,263	5,037,991

2	Analysis of net debt	1 July 2013	Cash flow	Other non-	30 June 2014
				cash changes	
		£	£	£	£
	Net cash:				
	Cash at bank and in hand	338,298	1,055,887	-	1,394,185
	Bank overdrafts	-	(42,920)	-	(42,920)
		338,298	1,012,967	-	1,351,265
	Debts falling due within one year	(19,545,892)	863,787	-	(18,682,105)
	Debts falling due after one year	(37,694,737)	(1,743,638)	-	(39,438,375)
		(57,240,629)	(879,851)	-	(58,120,480)
	Net debt	(56,902,331)	133,116	-	(56,769,215)

3	Reconciliation of net cash flow to movement in net debt	2014	2013
		£	£
	Increase/(decrease) in cash in the year/period	1,012,967	(1,433)
	Cash inflow from increase in debt	(879,851)	(13,816,460)
	Movement in net debt in the year/period	133,116	(13,817,893)
	Opening net debt	(56,902,331)	(43,084,438)
	Closing net debt	(56,769,215)	(56,902,331)

# ABBHEY COMMERCIAL INVESTMENTS LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2014

---

### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

#### 1.2 Basis of consolidation

i) The consolidated Profit and Loss Account and Balance Sheet include the accounts of the Company and its subsidiaries for the period ended 30 June 2014. Intra-group sales and profits are eliminated on consolidation and all sales and profit figures relate to external transactions only.

ii) The financial statements of Charwoods Management Company Limited and Midland Equity Partners Limited have not been consolidated because they are immaterial in the context of the Group's financial statements. Accordingly, these investments are included in these financial statements at cost less any amounts written off for permanent diminution in value.

iii) The results of subsidiaries acquired or sold are consolidated for the periods from or to the date on which control passed. Acquisitions are accounted for under the acquisition method.

#### 1.3 Turnover

Turnover, which all arose in the UK, represents the total invoice value (excluding Value Added Tax where appropriate) of: -

- i) income receivable from the rental of properties;
- ii) disposals of land and properties held as stock;
- iii) income from forestry;
- iv) power generation;
- v) data centre management and operation.

Turnover is recognised as earned when, and to the extent that, the Company and the Group obtain an unconditional right to consideration in exchange for their performance under any contracts or leases. It is derived entirely from the Company's and the Group's principal activities and is stated exclusive of VAT, where appropriate.

Contracts for the purchase or sale of land and buildings are brought into the financial statements when they are exchanged or when they become unconditional, whichever is the later.

#### 1.4 Goodwill

Goodwill arising on the acquisition of subsidiary undertakings and businesses, representing any excess of the fair value of the consideration given over the fair value of the identifiable assets and liabilities acquired, is capitalised and written off on a straight line basis over its useful economic life. Provision is made for any impairment.

Negative goodwill is similarly included in the balance sheet and is credited to the profit and loss account in the periods in which the acquired non-monetary assets are recovered through depreciation or sale.

# ABBEEY COMMERCIAL INVESTMENTS LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2014

---

### 1 Accounting policies

(Continued)

#### 1.5 Tangible fixed assets and depreciation

The Company and the Group's investment properties are revalued annually in accordance with the Statement of Standard Accounting Practice No.19 and the aggregate deficit or surplus is transferred to a revaluation reserve, unless a deficit is considered permanent in which case it is taken through to the profit and loss account.

Investment properties have been stated at open market value as determined by the Directors of the Company and the Group in accordance with the Statement of Standard Accounting Practice No.19 and no depreciation has been provided in the current accounting period. This represents a departure from Companies Act requirements in order that the accounts show a true and fair view.

Depreciation is only one amongst many factors reflected in the annual valuation of investment properties and accordingly the amount of depreciation which might otherwise be charged cannot be separately identified or quantified.

Tangible fixed assets other than land and buildings held as investment properties are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	6.6% to 25% straight line basis
Computer equipment	33% straight line basis
Office equipment, fixtures & fittings	10% to 20% straight line basis
Forestry assets	10% straight line basis

#### 1.6 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

#### 1.7 Investments

Investments held as either fixed or current assets are valued at cost less provision for any permanent diminution in value.

#### 1.8 Stock and work in progress

The Group writes off its operating expenses as they are incurred, except for direct expenses on property developments which are treated as trading stock until a sale is completed. Trading stock is valued at the lower of cost and estimated net realisable value. Net realisable value is based on estimated selling price less further costs to completion and disposal.

#### 1.9 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

#### 1.10 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

#### 1.11 Finance costs

Finance costs of financial liabilities are recognised in the profit and loss account over the term of such instruments at a constant rate on the carrying amount.



# **ABBAY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **1 Accounting policies (Continued)**

#### **1.12 Comparative figures**

The comparative financial information presented is for the 15 month period to 30 June 2013.

### **2 Segmental analysis by class of business**

The analysis by class of business of the turnover is set out as below:

#### **Turnover**

	Group		Company	
	2014	2013	2014	2013
	£	£	£	£
<b>Class of business</b>				
Rents receivable	4,493,819	5,514,600	458,098	593,629
Disposals of land and property held as stock	385,000	2,839,950	-	-
Forestry income	24,436	61,148	24,436	61,148
Data centre management and operation	-	108,868	-	-
Power generation	2,946,280	245,857	-	-
	<u>7,849,535</u>	<u>8,770,423</u>	<u>482,534</u>	<u>654,777</u>

### **3 Segmental analysis by geographical area**

The analysis by geographical area of the group's turnover is set out as below:

	2014	2013
	£	£
<b>Geographical segment</b>		
Europe	210,718	223,604
UK	7,638,817	8,546,819
	<u>7,849,535</u>	<u>8,770,423</u>

# **ABBAY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

<b>4</b>	<b>Operating profit</b>	<b>2014</b>	<b>2013</b>
		<b>£</b>	<b>£</b>
	Operating profit is stated after charging:		
	Amortisation of intangible assets	282,116	5,000
	Depreciation of tangible assets	820,520	37,969
	(Profit)/Loss on foreign exchange transactions	(118,414)	38,590
	Operating lease rentals		
	- Plant and machinery	5,486	9,360
	- Other assets	103,877	93,298
	Fees payable to the group's auditor for the audit of the group's annual accounts (company £57,322; 2013: £79,644)	151,629	209,248
		<u><u>          </u></u>	<u><u>          </u></u>
<b>5</b>	<b>Interest payable and similar charges</b>	<b>2014</b>	<b>2013</b>
		<b>£</b>	<b>£</b>
	On bank loans and overdrafts	2,678,410	2,408,703
	Other interest	-	115,181
	On overdue tax	-	27,841
	Loan redemption costs and similar charges	149,925	1,043,680
		<u><u>          </u></u>	<u><u>          </u></u>
		<u><u>2,828,335</u></u>	<u><u>3,595,405</u></u>

# **ABBEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

<b>6</b>	<b>Taxation</b>	<b>2014</b>	<b>2013</b>
		<b>£</b>	<b>£</b>
	<b>Domestic current year tax</b>		
	U.K. corporation tax	187,873	3,300
	Adjustment for prior years	97,990	(572,439)
	<b>Total current tax</b>	<b>285,863</b>	<b>(569,139)</b>
	<b>Deferred tax</b>		
	Origination and reversal of timing differences	-	(26,272)
		-	(26,272)
		<b>285,863</b>	<b>(595,411)</b>
	<b>Factors affecting the tax charge for the year/period</b>		
	Loss on ordinary activities before taxation	(267,905)	(1,620,189)
	Loss on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 21% (2013 - 23%)	(56,260)	(372,643)
	Effects of:		
	Non deductible expenses	8,398	1,383
	Depreciation add back	172,309	8,733
	Capital allowances	(536,537)	(4,008)
	Tax losses utilised	(26,991)	(23,446)
	Adjustments to previous periods	97,990	(572,439)
	Other tax adjustments	626,954	393,281
		<b>342,123</b>	<b>(196,496)</b>
	<b>Current tax charge for the year/period</b>	<b>285,863</b>	<b>(569,139)</b>

## **7 Profit/(loss) for the financial year/period**

As permitted by section 408 Companies Act 2006, the holding company's profit and loss account has not been included in these financial statements. The profit/(loss) for the financial year/period was as follows:-

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Holding company's profit/(loss) for the financial year/period	<b>83,207</b>	<b>(1,171,154)</b>

# **ABBEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

<b>8</b>	<b>Dividends</b>		<b>2014</b>	<b>2013</b>
			<b>£</b>	<b>£</b>
	Dividends payable in respect of 4.9% Cumulative Preference Shares (non-equity shares)		1,838	1,838
	Dividends payable in respect of 'A' Ordinary shares (equity shares)		67,407	82,634
			<u>69,245</u>	<u>84,472</u>
<b>9</b>	<b>Intangible fixed assets</b>			
	<b>Group</b>	<b>Positive</b>	<b>Negative</b>	<b>Total</b>
		<b>Goodwill</b>	<b>Goodwill</b>	<b>Goodwill</b>
		<b>£</b>	<b>£</b>	<b>£</b>
	<b>Cost</b>			
	At 1 July 2013 & at 30 June 2014	3,096,778	(5,251,764)	(2,154,986)
	<b>Amortisation</b>			
	At 1 July 2013	9,000	(4,155,941)	(4,146,941)
	Charge for the year	282,116	-	282,116
	At 30 June 2014	291,116	(4,155,941)	(3,864,825)
	<b>Net book value</b>			
	At 30 June 2014	2,805,662	(1,095,823)	1,709,839
	At 30 June 2013	3,087,778	(1,095,823)	1,991,955

# **ABBEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **10 Tangible fixed assets**

#### **Group**

	Land and buildings Freehold	Land and buildings Leasehold	Plant and machinery	Office equipment, fixtures & fittings	Forestry assets	Total
	£	£	£	£	£	£
<b>Cost or valuation</b>						
At 1 July 2013	23,828,051	1,144,999	14,698,045	109,805	118,451	39,899,351
Additions	591,262	-	1,113,085	173,152	24,041	1,901,540
Revaluation	8,984,685	604,234	-	-	-	9,588,919
Disposals	(413,751)	(267,521)	(25,000)	-	-	(706,272)
At 30 June 2014	32,990,247	1,481,712	15,786,130	282,957	142,492	50,683,538
<b>Depreciation</b>						
At 1 July 2013	-	-	143,227	39,286	118,451	300,964
Charge for the year	-	35,780	758,900	25,840	-	820,520
At 30 June 2014	-	35,780	902,127	65,126	118,451	1,121,484
<b>Net book value</b>						
At 30 June 2014	32,990,247	1,445,932	14,884,003	217,831	24,041	49,562,054
At 30 June 2013	23,828,051	1,144,999	14,554,818	70,519	-	39,598,387

Investment properties have been valued on an open market basis at 30 June 2014 by the directors of the Group.

The historical cost of the Group's investment properties held at 30 June 2014 was £24,883,040 (2013: £24,973,050).

# **ABBEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **10 Tangible fixed assets**

**(Continued)**

#### **Tangible fixed assets**

#### **Company**

	Land and buildings Freehold	Land and buildings Leasehold	Forestry assets	Office equipment, fixtures and fittings	Total
	£	£	£	£	£
<b>Cost or valuation</b>					
At 1 July 2013	2,844,570	649,839	118,451	51,253	3,664,113
Additions	-	-	24,041	-	24,041
Revaluation	6,725,440	292,682	-	-	7,018,122
Disposals	(10)	(267,521)	-	-	(267,531)
At 30 June 2014	9,570,000	675,000	142,492	51,253	10,438,745
<b>Depreciation</b>					
At 1 July 2013	-	-	118,451	30,601	149,052
Charge for the year	-	-	-	6,608	6,608
At 30 June 2014	-	-	118,451	37,209	155,660
<b>Net book value</b>					
At 30 June 2014	9,570,000	675,000	24,041	14,044	10,283,085
At 30 June 2013	2,844,570	649,839	-	20,652	3,515,061

Investment properties have been valued on an open market basis at 30 June 2014 by the directors of the Company.

The historical cost of the Company's investment properties held at 30 June 2014 was £3,226,878 (2013: £3,494,409).

### **11 Fixed asset investments**

#### **Group**

	Unlisted investments £
<b>Cost or valuation</b>	
At 1 July 2013 & at 30 June 2014	271,060
<b>Net book value</b>	
At 30 June 2014	271,060
At 30 June 2013	271,060

# **ABBEEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **11 Fixed asset investments**

**(Continued)**

Company	Unlisted investments £	Shares in group undertakings £	Total £
<b>Cost or valuation</b>			
At 1 July 2013	271,010	4,498,072	4,769,082
Additions	-	49	49
At 30 June 2014	271,010	4,498,121	4,769,131
<b>Net book value</b>			
At 30 June 2014	271,010	4,498,121	4,769,131
At 30 June 2013	271,010	4,498,072	4,769,082

In the opinion of the directors, the aggregate value of the company's investment in subsidiary undertakings is not less than the amount included in the balance sheet.

#### **Holdings of more than 20%**

The company holds more than 20% of the share capital of the following companies:

Company	Country of registration or incorporation	Shares held Class	%
<b>Subsidiary undertakings</b>			
Marchdeck Ltd.	England	Ordinary	100.00
Abbey Commercial Developments Ltd.	England	Ordinary	100.00
Sutherland Walk Developments Ltd.	England	Ordinary	100.00
Croft Commercial Developments Ltd.	England	Ordinary	100.00
Harp Business Centre Ltd.	England	Ordinary	100.00
Rufus Properties Ltd.	England	Ordinary	100.00
Vaxton Ltd.	England	Ordinary	100.00
Belwin Ltd.	England	Ordinary	100.00
Abbey Heat and Power Co. Ltd. (formerly Energeen Ltd.)	England	Ordinary	100.00
Topevent Ltd.	England	Ordinary	75.00
Benchmark Properties Ltd.	England	Ordinary	100.00
BLL Investments Ltd.	England	Ordinary	100.00
Benchmark Leisure Ltd.	England	Ordinary	100.00
Abbey Power Solutions Ltd.	England	Ordinary	49.00
Abbey Power Reserve Ltd.	England	Ordinary	51.00
Rajinder Data Ltd.	England	Ordinary	100.00
SPEP Ltd.	England	Ordinary	49.00
Abbey Power Investments Ltd.	England	Ordinary	49.00
Sutherland Hotels Ltd.	England	Ordinary	100.00
Queen Street Mills Management Company Ltd.	England	Ordinary	100.00

# **ABBAY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **11 Fixed asset investments (Continued)**

**Other significant interests**

Charlwoods Management Company Ltd.	England	Ordinary	28.00
Lawson Hunt Industrial Park (Management) Ltd.	England	Ordinary	4.40
Yeoman Forestry Trust	England	N/A	90.00
Midland Equity Partners Ltd	England	Ordinary	50.00

The principal activity of these undertakings for the last relevant financial year was as follows:

	<b>Principal activity</b>
Marchdeck Ltd.	Property investment
Abbey Commercial Developments Ltd.	Property development and investment
Sutherland Walk Developments Ltd.	Property development
Croft Commercial Developments Ltd.	Property development and investment
Harp Business Centre Ltd.	Property investment
Rufus Properties Ltd.	Property development
Vaxton Ltd.	Property investment
Belwin Ltd.	Property development
Abbey Heat and Power Co. Ltd. (formerly Energeen Ltd.)	Dormant
Topevent Ltd.	Property development
Benchmark Properties Ltd.	Property development
BLL Investments Ltd.	Holding company
Benchmark Leisure Ltd.	Property development
Abbey Power Solutions Ltd.	Holding company
Abbey Power Reserve Ltd.	Dormant
Rajinder Data Ltd.	Data Centre management and operator
SPEP Ltd.	Production of energy
Abbey Power Investments Ltd.	Holding company
Sutherland Hotels Ltd.	Dormant
Queen Street Mills Management Company Ltd.	Dormant

The company also has a 49% interest in Sovereign Property Partners LLP, which is involved in the production of energy.

### **12 Stock**

	<b>Group</b>		<b>Company</b>	
	<b>2014</b>	<b>2013</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Land and development properties	30,474,081	30,786,836	-	-



# **ABBEEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **13 Debtors**

	<b>Group</b>		<b>Company</b>	
	<b>2014</b>	<b>2013</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade debtors	446,636	517,673	60,851	7,148
Amounts owed by group undertakings	-	-	38,888,989	37,975,561
Corporation tax	908	908	-	-
Other debtors	3,172,128	5,742,080	1,206,594	569,632
Prepayments and accrued income	430,662	400,405	13,186	22,598
	<u>4,050,334</u>	<u>6,661,066</u>	<u>40,169,620</u>	<u>38,574,939</u>

### **14 Creditors : amounts falling due within one year**

	<b>Group</b>		<b>Company</b>	
	<b>2014</b>	<b>2013</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	18,725,025	19,545,892	16,237,432	13,551,191
Trade creditors	2,257,431	1,293,561	128,986	223,154
Amounts owed to group undertakings	-	-	1,968,990	458,124
Corporation tax	261,740	116,115	223,261	53,436
Other taxes and social security costs	225,205	664,136	43,582	46,346
Other creditors	1,843,504	4,306,031	1,161,008	668,737
Accruals and deferred income	1,136,866	1,487,036	314,784	720,481
	<u>24,449,771</u>	<u>27,412,771</u>	<u>20,078,043</u>	<u>15,721,469</u>

# **ABBAY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **15 Creditors : amounts falling due after more than one year**

	Group		Company	
	2014	2013	2014	2013
	£	£	£	£
Bank loans	39,438,375	37,694,737	18,094,159	21,187,605
<b>Analysis of loans</b>				
Not wholly repayable within five years by instalments:	691,998	16,065,230	-	-
Wholly repayable within five years by instalments	57,428,482	41,156,355	34,314,429	34,729,605
	58,120,480	57,221,585	34,314,429	34,729,605
Included in current liabilities	(18,682,105)	(19,526,848)	(16,220,270)	(13,542,000)
	39,438,375	37,694,737	18,094,159	21,187,605
<b>Loan maturity analysis</b>				
In more than one year but not more than two years	-	2,646,000	-	2,646,000
In more than two years but not more than five years	40,524,299	20,417,154	18,694,160	19,141,605
In more than five years	691,988	16,065,230	-	-

The loans outstanding as at 30 June 2014 were as follows: -

#### **Company**

A loan of £4,979,710 with Lloyds Bank Plc secured by a charge over certain of the Company's properties. Under the terms of this loan the Company has a choice of two options determining both the interest charged and the repayment of capital. The interest rate is variable under both options, at 1.55% above the Lloyds Bank Plc base rate or LIBOR. The loan is repayable by November 2017.

A second loan of £13,714,449 with Lloyds Bank Plc secured by a charge over certain of the Company's and the Group's properties. Under the terms of this loan the Company has a choice of two options determining the amount of interest charged on the loan. The interest rate is variable under both options at 1.55% above the Lloyds Bank Plc base rate or LIBOR. The loan is repayable by quarterly instalments over the loan term with the final instalment due in March 2018.

A third loan totalling £12,974,000 (A,B,C Term Loans) with Lloyds Bank Plc is secured by a charge over certain of the Group's properties. Under the terms of this loan, the loan was repayable in one amount on 18 June 2014 but at the year end the Company was in negotiations with Lloyds Bank Plc for an extension. Interest is payable on the loan at a variable rate which is equal to at least 2.40% plus LIBOR.

A fourth loan of £2,646,270 with Lloyds Bank Plc is secured by a charge over certain of the Group's properties. Under the terms of this loan, the Company has a choice of two options determining both the interest charged and the repayment of capital. The interest rate is variable under both options, and at 2.85% above the Lloyds Bank Plc base rate or LIBOR. The loan is repayable by November 2014.

# **ABBHEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **15 Creditors : amounts falling due after more than one year**

**(Continued)**

#### **Group**

Harp Business Centre Limited ('Harp') has a loan with Santander UK PLC, totalling £6,514,291, for which Abbey Commercial Developments Limited ('ACD'), another company 100% owned by Abbey Commercial Investments Limited, is an obligor. This loan is secured by a legal charge over certain of Harp's properties held as fixed assets, as well as properties held by ACD as trading stock and fixed assets. The loan carries interest at the rate of 2.8% above LIBOR, and is repayable in instalments of £75,000 commencing on 4 March 2015. The final payment is due on 4 December 2018.

Vaxton Limited ('Vaxton') has a loan of £1,891,720 with Lloyds Bank Plc which is denominated in Euros and is secured by legal charges over Vaxton's property and a floating charge over all the assets and undertakings of Vaxton. It carries interest at a variable rate of 1.85% above the base rate of Lloyds Bank Plc. This loan is repayable by instalments, which commenced on 10 July 2008, over the loan term with the final instalment due on 10 April 2018.

Topevent Limited ('Topevent') has a loan of £1,283,914 with Bank of Ireland secured by a charge over certain of Topevent's properties held as trading stock and a floating charge over all the other assets of Topevent. The loan is being repaid by quarterly instalments of a minimum of £25,000 and has an expiry date of 30 September 2014. The Directors have however negotiated for an extension to the loan after the year end date, allowing for the loan to be repaid on the disposal of the Company's development property which is expected to be by 30 June 2015. Under the terms of this loan the interest rate is variable at 5% (2013: 3.5%) above LIBOR.

Abbey Power Solutions Limited ('APS') has a loan of £14,116,126 with Royal Bank of Scotland Plc that is secured by a fixed and floating charge over all the assets and undertakings of APS and those of SPEP Limited and Sovereign Property Partners LLP. The loan carries interest at a variable rate of 3.25% - 3.50% above LIBOR. The loan is repayable by six month instalments over the loan term with the final instalment due in June 2019.

### **16 Provisions for liabilities**

#### **Group**

**Deferred  
taxation  
£**

Balance at 1 July 2013 & at 30 June 2014

321,660

The deferred tax liability is made up as follows:

	<b>Group</b>		<b>Company</b>	
	<b>2014</b>	<b>2013</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Heldover gains	321,660	321,660	-	-

# ABBEY COMMERCIAL INVESTMENTS LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2014

17	Share capital	2014 £	2013 £
	<b>Allotted, called up and fully paid</b>		
	180,000 Ordinary shares of £1 each	180,000	180,000
	20,000 'A' Ordinary shares of £1 each	20,000	20,000
	37,500 4.9% Cumulative Preference shares of £1 each	37,500	37,500
		<u>237,500</u>	<u>237,500</u>

### Shareholders' rights

#### 'A' Ordinary Shares of £1 each

The 'A' ordinary shareholders are entitled to a cumulative preferential dividend of a sum equal to 1.5% of the gross rental income of the Company and its subsidiaries. The dividend entitlement ranks after that of the preference shareholders but is in priority to the ordinary shareholders. The 'A' ordinary shareholders are entitled on a winding up or otherwise, to a repayment of paid up capital and outstanding dividends, in priority to the ordinary shareholders but after the preference shareholders.

These shares have the same voting rights at general meetings as ordinary shares.

#### 4.9% Cumulative Preference Shares of £1 each

The cumulative preference shareholders are entitled to a fixed cumulative preferential dividend at a rate of 4.9% per annum on paid up capital.

The shareholders are entitled on a winding-up or otherwise, to a repayment of paid up capital and outstanding dividends, in priority to the 'A' ordinary and ordinary shareholders.

Cumulative preference shareholders are not entitled to attend and vote at any General meeting unless the Company has failed to pay any dividends by the prescribed time. At that time, each shareholder shall have one vote for every £1 in nominal amount of shares held.

# **ABBEEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **18 Statement of movements on reserves**

Group	Revaluation reserve £	Other reserves (see below) £	Profit and loss account £
Balance at 1 July 2013	-	10,470,511	3,388,606
Loss for the year	-	-	(497,064)
Transfer to capital reserve	-	50,148	(50,148)
Transfer to cumulative dividend reserve	-	67,407	(67,407)
Dividends paid	-	-	(1,838)
Revaluation during the year	9,588,919	-	-
Balance at 30 June 2014	9,588,919	10,588,066	2,772,149
<b>Other reserves</b>			
<b>Capital redemption reserve</b>			
Balance at 1 July 2013 & at 30 June 2014		120,100	
<b>Cumulative dividend reserve ('A' ordinary shares)</b>			
Balance at 1 July 2013		157,529	
Provided in the year		67,407	
Balance at 30 June 2014		224,936	
<b>Capital reserve</b>			
Balance at 1 July 2013		10,192,882	
Transfer from profit and loss account *		50,148	
Balance at 30 June 2014		10,243,030	

# **ABBAY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **18 Statement of movements on reserves**

**(Continued)**

#### **Company**

	Revaluation reserve	Other reserves (see below)	Profit and loss account
	£	£	£
Balance at 1 July 2013	-	11,808,735	(2,069,676)
Profit for the year	-	-	83,207
Transfer to capital reserve	-	87,601	(87,601)
Transfer to cumulative dividend reserve	-	67,407	(67,407)
Dividends paid	-	-	(1,838)
Revaluation during the year	7,018,122	-	-
Balance at 30 June 2014	<u>7,018,122</u>	<u>11,963,743</u>	<u>(2,143,315)</u>

#### **Other reserves**

##### **Capital redemption reserve**

Balance at 1 July 2013 & at 30 June 2014 120,000

##### **Cumulative dividend reserve ('A' ordinary shares)**

Balance at 1 July 2013 157,529

Provided in the year 67,407

Balance at 30 June 2014 224,936

##### **Capital reserve**

Balance at 1 July 2013 11,531,206

Transfer from profit and loss account \* 87,601

Balance at 30 June 2014 11,618,807

\*The group figure includes a profit of £45,026 on properties transferred intergroup in earlier years that were sold outside of the group during the year and excludes £82,479 on properties transferred inter group during the year.

### **19 Minority interests**

**2014**  
**£**

**2013**  
**£**

Minority interests' share of net assets and liabilities in subsidiary undertakings	186,930	121,817
Revaluation of subsidiary undertakings' net assets	(121,817)	-
	<u>65,113</u>	<u>121,817</u>

# **ABBEEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

<b>20</b>	<b>Reconciliation of movements in shareholders' funds</b>	<b>2014</b>	<b>2013</b>
	<b>Group</b>	<b>£</b>	<b>£</b>
	Loss for the financial year/period	(497,064)	(1,142,853)
	Dividends payable	(69,245)	(84,472)
	Other recognised gains and losses	9,588,919	-
	Movement on other reserves	67,407	82,633
	Net addition to/(depletion in) shareholders' funds	9,090,017	(1,144,692)
	Opening shareholders' funds	14,096,617	15,241,309
	Closing shareholders' funds	23,186,634	14,096,617

	<b>2014</b>	<b>2013</b>
<b>Company</b>	<b>£</b>	<b>£</b>
Profit/(loss) for the financial year/period	83,207	(1,171,154)
Dividends payable	(69,245)	(84,472)
Movement on other reserves	67,407	82,634
Other recognised gains and losses	7,018,122	-
Net addition to/(depletion in) shareholders' funds	8,159,268	(1,172,992)
Opening shareholders' funds	9,976,559	11,149,551
Closing shareholders' funds	17,076,050	9,976,559

## **21 Financial commitments**

At 30 June 2014 the group had annual commitments under non-cancellable operating leases as follows:

	<b>Other</b>	<b>2013</b>
	<b>2014</b>	<b>£</b>
	<b>£</b>	
Expiry date:		
In over five years	72,000	72,000

# • ABBEY COMMERCIAL INVESTMENTS LIMITED

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2014

---

### 22 Transactions with directors

Mr B D Foord and the late Mr P J Foord were partners in The Foord Partnership. During the year, the Group was charged in aggregate £80,000 (2013: £237,000) for services supplied to it by the partnership. At the year end there was an aggregate amount due to the partnership of £359,000 (2013: £327,000).

At the year end, the Group was indebted to Mr B D Foord in the amount of £35,274 (2013: £34,776). This amount is unsecured and repayable on demand. The interest charged on this loan in the year amounted to £500 (2013: £626).

Mr N Van Der Borgh has an interest in VDB Consultancy Limited ('VDB'). During the year, the Group was charged in aggregate £37,200 (2013: £26,750) for services supplied to it by VDB. At the year end there were no amounts owing to VDB (2013: £1,800).

Mr A J C Duce has an interest in Connections AD Limited ('CAD'). During the year, the Group was charged in aggregate £144,000 (2013: £72,833) for services supplied to it by CAD.

At the year end, the Group was indebted to Mr A J C Duce in the aggregate amount of £9,467 (2013: £10,822).

Mr R J B Duce has an interest in Thurgarton Priory Investments Ltd ('TPI') and Thurgarton Priory Estates Limited ('TPE'). During the year, the Group was charged in aggregate £19,500 (2013: £nil) for services supplied to it by TPE. At the year end, TPI and TPE were indebted to the Group in the aggregate amount of £241,121 (2013: £245,021). This amount is unsecured, interest free and repayable on demand.

Mr R J B Duce has an interest in Strategic Resources Limited ('SRL'). During the year, the Group was charged in aggregate £Nil (2013: £387,453) for services supplied to it by SRL. At the year end, the Group was indebted to SRL in the aggregate amount of £6,056 (2013: £68,637). This amount is unsecured, interest free and repayable on demand.

Mr R J B Duce has an interest in Architectural Design & Systems Limited ('ADS'). During the year, the Group was charged in aggregate £60,000 (2013: £nil) for services supplied to it by ADS.

Mr R J B Duce has an interest in Nottingham Building Systems Limited ('NBS'). During the year, the Group was charged in aggregate £55,158 (2013: £nil) for services supplied to it by NBS.

Mr R J B Duce has an interest in Abbey Power Generation Limited ('APG'). At the year end, APG was indebted to the Group in the aggregate amount of £2,182,843 (2013: £2,455,617). This amount is unsecured and repayable on demand. During the year, interest was charged to APG of £142,016 (2013: £110,955) and a provision of £190,000 made against the amount receivable (2013: £nil).

At the year end, the Group was indebted to Mr R J B Duce in the aggregate amount of £163,387 (2013: £172,018). This amount is unsecured and repayable on demand. The interest charged on this loan in the year amounted to £34,691 (2013: £19,940).

Mr R J B Duce and Mr B D Foord and their families have an interest in Tatonic Limited ('Tatonic'). At the year end, the Group was indebted to Tatonic in the net aggregate amount of £149,253 (2013: £149,553). This amount is unsecured, interest free and repayable on demand.

Mr B D Foord and the late Mr P J Foord have an interest in John Foord & Co. Limited ('JFC'). During the prior period, Croft Commercial Developments Limited ('Croft'), a subsidiary of the company, sold a property to JFC at its market value of £160,000. At the year end, JFC was indebted to Croft in the amount of £10,000 (2013: £10,000). During the year, interest was payable by the Group to JFC in the amount of £12,508 (2013: £25,459).



# **ABBEY COMMERCIAL INVESTMENTS LIMITED**

## **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)** **FOR THE YEAR ENDED 30 JUNE 2014**

### **23 Employees**

#### **Number of employees**

The average monthly number of employees (including directors) during the year was:

	<b>2014</b>	<b>2013</b>
	<b>Number</b>	<b>Number</b>
Management and administration	8	8

#### **Employment costs**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Wages and salaries	485,027	817,673
Social security costs	55,752	49,046
	<u>540,779</u>	<u>866,719</u>

### **24 Directors' remuneration**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Remuneration for qualifying services	256,000	134,206

Remuneration disclosed above include the following amounts paid to the highest paid director:

Remuneration for qualifying services	<u>130,000</u>	<u>84,873</u>
--------------------------------------	----------------	---------------

### **25 Related party relationships**

#### **Group**

The Company and its subsidiary undertakings were under the control of three of its directors, Mr B D Foord, Mr J D Foord and Mr R J B Duce.

Mr B D Foord and Mr J D Foord and their families have a beneficial interest in 46% (2013: 46%) of ACI's allotted share capital.

Mr R J B Duce and his family have a beneficial interest in 46% (2013: 46%) of ACI's allotted ordinary share capital.