

COMPANY REGISTRATION NUMBER 00600416

**FARMHOLD INVESTMENTS LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**30 NOVEMBER 2015**



**COHEN ARNOLD**  
Chartered Accountants & Statutory Auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

**FARMHOLD INVESTMENTS LIMITED**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 30 NOVEMBER 2015**

<b>CONTENTS</b>	<b>PAGES</b>
Officers and Professional Advisers	<b>1</b>
The Report of the Directors	<b>2 to 3</b>
Independent Auditor's Report to the Shareholders	<b>4 to 5</b>
Profit and Loss Account	<b>6</b>
Statement of Total Recognised Gains and Losses	<b>7</b>
Balance sheet	<b>8</b>
Notes to the financial statements	<b>9 to 13</b>
<b>The following pages do not form part of the financial statements</b>	
Detailed Profit and Loss Account	<b>15</b>
Notes to the Detailed Profit and Loss Account	<b>16</b>

**FARMHOLD INVESTMENTS LIMITED**  
**OFFICERS AND PROFESSIONAL ADVISERS**

**THE DIRECTORS**

Mr E Englander  
Mrs S Englander  
Mrs H Z Weiss

**COMPANY SECRETARY**

Mrs S Englander/ Mrs H Z Weiss

**REGISTERED OFFICE**

New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**AUDITOR**

Cohen Arnold  
Chartered Accountants  
& Statutory Auditor  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

# **FARMHOLD INVESTMENTS LIMITED**

## **THE REPORT OF THE DIRECTORS**

**YEAR ENDED 30 NOVEMBER 2015**

The Directors present their report and the financial statements of the Company for the year ended 30 November 2015.

### **PRINCIPAL ACTIVITIES**

The principal activity of the Company during the year was property investment which has remained unchanged during the year and no change is envisaged in the immediate future.

### **DIRECTORS**

The directors who served the Company during the year were as follows:

Mr E Englander  
Mrs S Englander  
Mrs H Z Weiss

### **RESPONSIBILITIES OF THE DIRECTORS**

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with 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 year.

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;
- 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.

### **DONATIONS**

During the year the Company made the following contributions:

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Charitable donations	<b><u>1,830,000</u></b>	<b><u>14,630,000</u></b>

The charitable donations were paid to a grant making charity.

**FARMHOLD INVESTMENTS LIMITED**  
**THE REPORT OF THE DIRECTORS (*continued*)**  
**YEAR ENDED 30 NOVEMBER 2015**

**AUDITOR**

Cohen Arnold are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

Each of the persons who is a director at the date of approval of this report confirm that:

- so far as each director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- each director has taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Signed on behalf of the Directors



Mrs S Englander  
Secretary

Approved by the Directors on ~~15 August 2016~~

**FARMHOLD INVESTMENTS LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**FARMHOLD INVESTMENTS LIMITED**  
**YEAR ENDED 30 NOVEMBER 2015**

We have audited the financial statements of Farmhold Investments Limited for the year ended 30 November 2015 which comprise the Profit and Loss Account, Statement of Total Recognised Gains and Losses, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the Company's shareholders, 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 shareholders those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's shareholders 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 Statement of Directors' Responsibilities set out on page 2, 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 30 November 2015 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.


**FARMHOLD INVESTMENTS LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**FARMHOLD INVESTMENTS LIMITED (*continued*)**

**YEAR ENDED 30 NOVEMBER 2015**

**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; or
- the Directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemptions from the requirement to prepare a strategic report.



ASHER STERNLICHT (Senior Statutory Auditor)

For and on behalf of

COHEN ARNOLD

Chartered Accountants & Statutory Auditor

New Burlington House

1075 Finchley Road

LONDON

NW11 0PU

15 August 2016

**FARMHOLD INVESTMENTS LIMITED**  
**PROFIT AND LOSS ACCOUNT**  
**YEAR ENDED 30 NOVEMBER 2015**

	Note	2015 £	2014 £
<b>TURNOVER</b>	<b>2</b>	<b>260,138</b>	<b>3,793,884</b>
Cost of sales		<u>(100,903)</u>	<u>(541,966)</u>
<b>GROSS PROFIT</b>		<b>159,235</b>	<b>3,251,918</b>
Administrative expenses		<u>(1,891,777)</u>	<u>(14,715,407)</u>
Other operating income	<b>3</b>	<b>2,568</b>	<b>31,866</b>
<b>OPERATING LOSS</b>	<b>4</b>	<b>(1,729,974)</b>	<b>(11,431,623)</b>
Profit on disposal of fixed assets		<u>—</u>	<u>3,158,627</u>
		<b>(1,729,974)</b>	<b>(8,272,996)</b>
Interest receivable		<b>1</b>	<b>240,348</b>
Interest payable and similar charges		<u>(9,000)</u>	<u>(18,484,533)</u>
<b>LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<b>(1,738,973)</b>	<b>(26,517,181)</b>
Tax on loss on ordinary activities		<u>—</u>	<u>—</u>
<b>LOSS FOR THE FINANCIAL YEAR</b>		<b><u>(1,738,973)</u></b>	<b><u>(26,517,181)</u></b>

The notes on pages 9 to 13 form part of these financial statements.

**FARMHOLD INVESTMENTS LIMITED**  
**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES**  
**YEAR ENDED 30 NOVEMBER 2015**

	2015 £	2014 £
Loss for the financial year attributable to the shareholders	(1,738,973)	(26,517,181)
Unrealised profit on revaluation of certain fixed assets	<u>481,261</u>	<u>73,584</u>
Total gains and losses recognised since the last annual report	<u>(1,257,712)</u>	<u>(26,443,597)</u>

The notes on pages 9 to 13 form part of these financial statements.

# FARMHOLD INVESTMENTS LIMITED

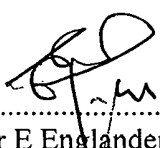
## BALANCE SHEET

30 NOVEMBER 2015

	Note	2015 £	2014 £
<b>FIXED ASSETS</b>			
Tangible assets	6	6,850,000	1,200,000
<b>CURRENT ASSETS</b>			
Debtors	7	69,683,384	74,800,958
Cash at bank		—	1,924,004
		<u>69,683,384</u>	<u>76,724,962</u>
<b>CREDITORS: Amounts falling due within one year</b>	8	<u>(49,699)</u>	<u>(183,565)</u>
<b>NET CURRENT ASSETS</b>		<b>69,633,685</b>	<b>76,541,397</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b><u>76,483,685</u></b>	<b><u>77,741,397</u></b>
<b>CAPITAL AND RESERVES</b>			
Called-up equity share capital	10	115	115
Share premium account	11	2,247,844	2,247,844
Revaluation reserve	11	554,845	73,584
Profit and loss account	11	73,680,881	75,419,854
<b>SHAREHOLDERS' FUNDS</b>		<b><u>76,483,685</u></b>	<b><u>77,741,397</u></b>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the Directors and authorised for issue on ~~15 August 2016~~, and are signed on their behalf by:

  
 .....  
 Mr E Englander  
 Director

  
 .....  
 Mrs S Englander  
 Director

Company Registration Number: 00600416

The notes on pages 9 to 13 form part of these financial statements.

**FARMHOLD INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 NOVEMBER 2015**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**Turnover**

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

**Depreciation**

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings	-	25% Reducing Balance Basis
Computer Equipment	-	25% Reducing Balance Basis

In accordance with the Financial Reporting Standard for Smaller Entities, no depreciation is provided in respect of Freehold investment properties. This departure from the requirements of the Companies Act 2006, for all properties to be depreciated, is necessary, as the Directors consider that this Accounting Policy results in the Financial Statements giving a true and fair view.

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

**Investment properties**

Investment properties are included in the balance sheet at their open market value.

Surpluses and temporary deficits are transferred to the revaluation reserve and on realisation transferred to the Profit and Loss Account as a reserve movement. Deficits which are expected to be permanent are charged to Profit and Loss Account and subsequent reversals are credited to Profit and Loss Account in the same way.

**FARMHOLD INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 NOVEMBER 2015**

**1. ACCOUNTING POLICIES** *(continued)*

**Financial instruments**

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

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

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

**Acquisitions and disposals**

Acquisitions and Disposals are considered to have taken place at the date of legal completion and are included in the Financial Statements accordingly.

**2. TURNOVER**

The Turnover of the Company is represented by Rents and Charges received in respect of its investment properties.

The Net Rental Income is comprised as follows:

	2015 £	2014 £
Rents and Charges Receivable	260,138	3,793,884
Property Outgoings	<u>(100,903)</u>	<u>(541,966)</u>
Net Rental Income	<u>159,235</u>	<u>3,251,918</u>

**3. OTHER OPERATING INCOME**

	2015 £	2014 £
Commission receivable	<u>2,568</u>	<u>31,866</u>

**FARMHOLD INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 NOVEMBER 2015**

**4. OPERATING LOSS**

Operating loss is stated after charging:

	2015 £	2014 £
Depreciation of owned fixed assets	—	6,358
Auditor's fees	<u>10,500</u>	<u>19,400</u>

**5. DIVIDENDS**

**Equity dividends**

	2015 £	2014 £
Paid during the year:		
Dividends on equity shares	<u>—</u>	<u>84,500,000</u>

**6. TANGIBLE ASSETS**

**Freehold Investment  
Property  
£**

**AT VALUATION**

At 1 December 2014	1,200,000
Additions	5,168,739
Revaluation	<u>481,261</u>
<b>At 30 November 2015</b>	<b><u>6,850,000</u></b>

**NET BOOK VALUE**

<b>At 30 November 2015</b>	<b><u>6,850,000</u></b>
At 30 November 2014	<u>1,200,000</u>

**FARMHOLD INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 NOVEMBER 2015**

**6. TANGIBLE ASSETS (*continued*)**

The Company's investment properties are valued by Mr E Englander (a Director) in consultation with a RICS qualified surveyor who is employed by the group.

In accordance with the Company's stated accounting policy (Note 1) no depreciation has been provided in respect of the Freehold properties which are held for investment purposes.

In the event of the realisation of the Company's investment property at an amount equal to the valuation recorded in the financial statements, a liability to corporation tax on chargeable gains would arise which is estimated to be £99,000 (2014: £12,000). No provision has been made for this in the financial statements in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The historical cost of the Company's Investment Properties is as follows:

	£
At 1 December 2014	1,126,146
Additions	5,168,740
At 30 November 2015	<u>6,294,886</u>

**7. DEBTORS**

	2015 £	2014 £
Trade debtors	40,687	119,795
Amounts owed by group undertakings	78,519	78,519
Other debtors	69,564,178	74,602,644
	<u>69,683,384</u>	<u>74,800,958</u>

Included in Other debtors are amounts aggregating £69.5m due from a related company, Better Properties Limited, of which the Directors of this Company are also Directors. The loan is interest free and payable after more than one year. In the opinion of the Directors, the loan is fully recoverable.

**8. CREDITORS: Amounts falling due within one year**

	2015 £	2014 £
Other taxation and social security	—	14,448
Other creditors	49,699	169,117
	<u>49,699</u>	<u>183,565</u>

**FARMHOLD INVESTMENTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 30 NOVEMBER 2015**

**9. RELATED PARTY TRANSACTIONS**

(i) Amounts owed by Group Undertakings (Note 7) represents amounts due from Citywise Limited, the Parent Undertaking. The loan is interest free and payable after more than one year.

(ii) During the year, the Company made Charitable Donations totalling £1.83m to Keren Association Limited. The Directors of this Company are also Trustees of the donee Charitable Company.

Additional Related Party information is given in Note 7.

**10. SHARE CAPITAL**

Allotted, called up and fully paid:

	2015		2014	
	No.	£	No.	£
Ordinary shares of £1 each	<u>115</u>	<u>115</u>	<u>115</u>	<u>115</u>

**11. RESERVES**

	Share premium account £	Revaluation reserve £	Profit and loss account £
Balance brought forward	2,247,844	73,584	75,419,854
Loss for the year	—	—	(1,738,973)
Other gains and losses			
- Revaluation of fixed assets	—	481,261	—
Balance carried forward	<u>2,247,844</u>	<u>554,845</u>	<u>73,680,881</u>

**12. PARENT UNDERTAKING**

The Parent Undertaking is Citywise Limited, a company registered in England.

**13. CONTROL**

The Company is controlled by Citywise Limited which has no controlling party.