

Citagrep Limited

Directors' Report and Financial Statements

for the year ended 31 December 2015

Registered number 2745971



Citagrep Limited
Directors' report and financial statements
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Citagrep Limited
STRATEGIC REPORT

Principal activities and review of the business

The principal activity of the company is that of operating an apartment hotel in Central London.

Business Review

For the year ended December 31st, 2015, the profit before tax was £1,174,000 representing an increase of 15.2% when compared to last year (2014: £1,019,000). This increase was mainly driven by the revenue generated by the apartment hotel.

No specific event occurred during 2015, which could have potentially affected the business.

Financial risk management policies and objectives

The company is financed by an intercompany loan from Orville SAS (holding company) and it is required to meet all terms and conditions set out in the loan.

Future Developments

No significant future developments are noted, however in light of the UK's recent vote out of The European Union (EU) on June, 23rd 2016, there is a certain level of belief coming from the general economic market that the impact of this decision is not a clear cut in either direction but is dependent of a number of tough decisions in the UK and Europe. These decisions are to be made over a number of upcoming years.

The directors have a reasonable expectation that the Company has adequate resources to continue operations for

By order of the board

Marie-Isabelle Aw
Director

Date:

20th Sep 2016 

Citagrep Limited
DIRECTORS' REPORT

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

Results and dividends

For the financial year 2015, the activities of the Company resulted in a profit of £980,000 (2014 : £776,000) as set out on page 5 of the financial statements.

On March 31, 2016 , after due and careful consideration, it was resolved to pay an interim dividend of £1,500,000 to Orville SA, the single Member of the Company.

Directors

The directors who served during the year were as follows:

Alfred Ong
Marie-Isabelle Aw

The directors benefited from qualifying third party indemnity provisions in place during the financial year and at the date of this report.

Company secretary's details

Reed Smith Corporate Services Ltd
The Broadgate Tower
Third floor
20 Primrose Street
London EC2A 2RS

Registered Office

7 - 21 Goswell Road
London EC1M 7AH

Directors' remuneration

Directors' remuneration for the current and prior year was borne by the immediate parent company.

Disclosure of information to auditors

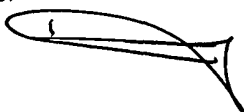
The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditors are unaware, and each director has taken all the steps that they ought to have taken as directors to make themselves aware of any company's auditors are aware of that information.

Auditors

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be reappointed and KPMG LLP will therefore continue in office.

This report was approved by the board on 20th Sep 2016.

Marie-Isabelle Aw
Director



Citagrep Limited

Statement of Directors' responsibilities in respect of Directors' report, Strategic report and the Financial Statements

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

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice) FRS 101 Reduced Disclosure Framework.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and 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; and
- 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

KPMG LLP

Independent auditor's report to the members of Citagrep Ltd

We have audited the financial statements of Citagrep Limited for the year ended 31 December 2015 set out on pages 5 to 14. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice), including FRS 101 *Reduced Disclosure Framework*.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement 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 revised financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

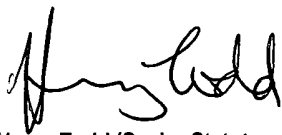
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements

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.



Henry Todd (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square
London E14 5GL

Date:

22/09/16

Citagrep Limited

PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME for the year ended 31 December 2015

	Notes	2015 £'000	2014 £'000
Turnover		4,187	4,062
Administrative and operating expenses		<u>-2,799</u>	<u>-2,805</u>
Operating profit	3	1,388	1,257
Interest income	5	1	3
Interest expenses	5	-215	-241
Profit on ordinary activities before taxation		1,174	1,019
Tax on profit before taxation on ordinary activities	6	-194	-243
Profit for the year and total comprehensive income for the year	14	980	776

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

The company has no other comprehensive income than the profit above, therefore no separate statement of other comprehensive income has been presented.

The notes on pages 8 to 14 form part of the financial statements.

Citagrep Limited

BALANCE SHEET
for the year ended 31 December 2015

	Notes	2015 £'000	2015 £'000	2014 £'000	2014 £'000
Fixed assets					
Tangible assets	7		7,677		8,009
Current assets					
Debtors	8	328		235	
Cash at bank and in hand		<u>1,593</u>		<u>1,586</u>	
		1,921		1,821	
Creditors:					
Amounts falling due within one year	9	-6,671		-7,844	
Net current liabilities			-4,750		-6,023
Total assets less current liabilities			<u>2,927</u>		<u>1,986</u>
Provisions for liabilities and charges					
Deferred tax	10	-197	-197	-236	-236
Net assets			<u>2,730</u>		<u>1,750</u>
Capital and reserves					
Called up share capital	11		1,175		1,175
Profit and loss account	12		1,555		575
Equity shareholders' funds			<u>2,730</u>		<u>1,750</u>

The notes on pages 8-14 form part of these financial statements.
These financial statements were approved by the board of directors on 20th Sep 2016.
and were signed on its behalf by:

Marie-Isabelle Aw
Director



Citagrep Limited

STATEMENT OF CHANGES IN EQUITY for the year ended 31 December 2015

	Share Capital £'000	Profit and loss account £'000	Total Shareholders' funds £'000
At 1 January 2014	1,175	-201	974
Profit for the year	-	776	776
Dividends	-	-	-
At 1 January 2015	1,175	575	1,750
Profit for the year	-	980	980
Dividends	-	-	-
Balance as at 31 December 2015	<u>1,175</u>	<u>1,555</u>	<u>2,730</u>

Citagrep Limited

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2015

1 Accounting policies

Basis of accounting

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the the financial statements.

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101"). The presentation currency of these financial statements is sterling. In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

In the transition to FRS 101, the Company has applied IFRS 1 whilst ensuring that its assets and liabilities are measured in compliance with FRS 101. An explanation of how the transition to FRS 101 has affected the reported financial position, financial performance and cash flows of the Company is provided in note 15.

Under FRS 101, the Company is considered to be a qualifying entity and has applied the exemptions available in respect of the following disclosures:

Cash flow statement and related notes

Comparative period reconciliations for share capital and tangible fixed assets

Disclosures in respect of capital management

The effects of new but not yet effective IFRSs

Disclosures in respect of the compensation of Key Management Personnel

The accounting policies set out below have, unless otherwise stated, been applied consistently

Tangible fixed assets

The cost of tangible fixed assets is the purchase cost together with any incidental cost of acquisition.

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold buildings	40 years
Fixtures, fittings & equipment	5 years

Leased assets and obligations

All leases are operating leases and the annual rentals are charged to the profit and loss account on a straight line basis over the lease term.

Citagrep Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2015

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised, without discounting in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required under FRS101.

Foreign currencies

Transactions in foreign currencies are recorded using the rate of exchange ruling at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the quoted rates of exchange ruling at the balance sheet date and the gains or losses on translation are included in the profit and loss account.

2 Turnover

Turnover, all of which is derived from operations in the United Kingdom, represents the invoiced value of services supplied stated net of value added tax. Turnover is accrued on a daily rate basis for apartments occupied. The rental income from the Company's property, is also included in turnover and is stated net of value added tax.

Citagrep Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2015

3 Profit on ordinary activities before taxation	2015 £'000	2014 £'000
This is stated after charging:		
Depreciation of owned fixed assets	454	479
Auditor's remuneration:		
Audit of these financial statements	11	14
Tax compliance services	1	1

4 Staff numbers and costs	2015 £'000	2014 £'000
Wages and salaries	288	299
Social security costs	30	29
Other pension costs	4	3
	322	331

Directors' remuneration for the current and prior year was borne by the immediate parent company.

Average number of employees during the year	2015	2014
Administration and operations	13	12

5 Interest income /(expenses)	2015 £'000	2014 £'000
Interests on intercompany loan	-215	-241
Interests on bank loan	-	-
	-215	-241
Miscellaneous interest income	1	3

Citagrep Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2015

6 Taxation

(a) Analysis of charge in year	2015 £'000	2014 £'000
Current tax:		
UK corporation tax on profits of the year	233	243
Deferred tax charge - current year	-39	0
Deferred tax charge - prior year (including the impact of tax rate changes)	-	-
	-39	0
Tax on profit on ordinary activities	194	243

(b) Factors affecting tax charge for the year

The differences between the tax assessed for the year and the standard rate of corporation tax are explained as follows:

	2015 £'000	2014 £'000
Profit on ordinary activities before tax	1,174	1,019
Profit on ordinary activities multiplied by standard rate of 20.25% (2014: 21.5%)	238	219
Effects of:		
Depreciation in excess of capital allowances	45	43
Adjustments from previous year	-47	-15
Capitalised revenue	-3	-4
Current tax charge for the year	233	243

Factors that affect future tax charges

At Summer Budget 2015, the government announced legislation setting the Corporation Tax main rate at 19% for the years starting 1 April 2017, 2018, 2019 and at 18% for the year starting 1 April 2020.

At the Budget 2016, the government announced a further reduction to the Corporation Tax main rate for the year starting 1 April 2020, setting the rate at 17%.

Citagrep Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2015

7 Tangible fixed assets

	Freehold land and buildings £'000	Fixtures fittings and equipment £'000	Total £'000
Cost			
At 1 January 2015	8,625	3,341	11,966
Additions	0	122	122
At 31 December 2015	8,625	3,463	12,088
Depreciation			
At 1 January 2015	2,387	1,570	3,957
Charge for the year	121	333	454
At 31 December 2015	2,508	1,903	4,411
Net book value			
At 31 December 2015	6,117	1,560	7,677
At 31 December 2014	6,238	1,771	8,009

8 Debtors

	2015 £'000	2014 £'000
Trade debtors	229	125
Other debtors	6	24
Amount due by related party	-	4
Corporation tax	11	-
Prepayments and accrued income	82	82
	328	235

9 Creditors

	2015 £'000	2014 £'000
(a) Amounts falling due within one year:		
Bank loans (note 10)	-	-
Loan From Parent Company (1)	5,454	6,700
Trade creditors	38	47
Amount due to fellow subsidiary	587	494
Corporation tax	128	161
Other creditors	216	231
Other taxes and social security costs	134	132
Accruals and deferred income	114	80
	6,671	7,845

(1) A partial repayment of the shareholders' loan was done in 2015 for a total amount of £1,245,855.90.

Citagrep Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2015

10 Provisions for liabilities and charges	2015	2014
	£'000	£'000
Depreciation in excess of capital allowances	-197	-236
Undiscounted deferred tax liability	<u>-197</u>	<u>-236</u>
	2015	2014
	£'000	£'000
As of 31 January 2015	-236	-236
Net deferred tax credit in profit and loss account	39	0
Adjustment brought forward last year		0
As of 31 December 2015	<u>-197</u>	<u>-236</u>
11 Called up share capital	2015	2014
	£'000	£'000
Allotted, issued and fully paid : 1,175,000 ordinary shares of £1 each	<u>1,175</u>	<u>1,175</u>

Citagrep Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 31 December 2015

12 Related parties

Balances with related parties at 31 December 2015 were as follows, of which none are provided for:

	2015 £'000	2014 £'000
Receivables/(payables)		
Ascott Hospitality Management (UK) Limited	0	-2
Soderetour UK Limited	-556	-454
Soderetour UK Limited	28	-27
Citadines S.A. (France)	-	-7
FBM London Limited	-	-
Ascott International Management (2001) Pte Ltd	-	-1

During the year the company paid out the following expense to related parties for the provision of management services:

	2015 £'000	2014 £'000
Ascott Hospitality Management (UK) Limited	100	100
Soderetour UK Limited	840	706

13 Post retirement benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. The amount £2,872 charged to the profit and loss account represents the contribution payable to the scheme in respect of the accounting period.

14 Ultimate parent company and parent undertaking of larger group of which the company is a member

The company is a wholly owned subsidiary of Oriville SAS a company incorporated in France.

The smallest group in which the results of the company are consolidated is that headed by Oriville SAS, a company incorporated in France.

Oriville SAS is a subsidiary of the Ascott Residence Trust a company incorporated in Singapore.

The group financial statements for Oriville SAS may be obtained from 120 rue Jean Jaures, 925232 Levallois Perret Cedex, France and for Ascott Residence Trust may be obtained from N° 168 Robinson Road #30-01 - Capital Tower- Singapore 069812.

The largest group in which they were consolidated is that headed by Capitaland Limited (ultimate parent company) a company incorporated in Singapore and listed on the Singapore Stock Exchange.

15 Information on the transition to FRS 101

In these financial statements, the company has adopted FRS 101 for the first time. No adjustments were required to previously reported figures for the opening balance sheet, the transition balance sheet, or the transition profit and loss account. All changes are therefore presentational only and hence no reconciliation to previously reported figures is presented.