

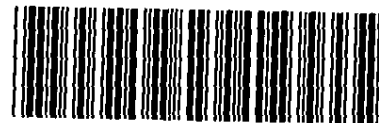
PA Amshold Group Ltd  
2017

**Company Registration No. 08557403**

**Amshold Group Limited**

**Annual report and financial statements  
for the year ended  
30 June 2017**

MONDAY



\*A72K1JCA\*

A07

26/03/2018

#198

COMPANIES HOUSE

# **Amshold Group Limited**

## **Annual Report and financial statements for the year ended 30 June 2017**

<b>Contents</b>	<b>Page</b>
<b>Officers and professional advisers</b>	<b>1</b>
<b>Strategic report</b>	<b>2</b>
<b>Directors' report</b>	<b>4</b>
<b>Directors' responsibilities statement</b>	<b>6</b>
<b>Independent auditor's report</b>	<b>7</b>
<b>Consolidated profit and loss account</b>	<b>10</b>
<b>Consolidated balance sheet</b>	<b>11</b>
<b>Company balance sheet</b>	<b>12</b>
<b>Consolidated statement of changes in equity</b>	<b>13</b>
<b>Company statement of changes in equity</b>	<b>13</b>
<b>Consolidated cash flow statement</b>	<b>14</b>
<b>Notes to the financial statements</b>	<b>15</b>

# **Amshold Group Limited**

## **Annual Report and financial statements for the year ended 30 June 2017**

### **Officers and professional advisers**

#### **Directors**

Lord Alan M Sugar  
Daniel P Sugar  
Simon Sugar  
Michael E Ray  
Roger G Adams

#### **Company secretary**

Michael E Ray

#### **Registered office**

Amshold House  
Goldings Hill  
Loughton  
Essex  
United Kingdom  
IG10 2RW

#### **Bankers**

Lloyds Bank plc  
City Office  
11-15 Monument Street  
London  
EC3V 9JA

#### **Solicitors**

Herbert Smith Freehills LLP  
Exchange House  
Primrose Street  
London  
EC2A 2EG

#### **Auditor**

Deloitte LLP  
Statutory Auditor  
London  
United Kingdom

# **Amshold Group Limited**

## **Strategic report**

The directors present their Strategic report of Amshold Group Limited (the Group and Company) for the year ended 30 June 2017.

This strategic report has been prepared for the Group as a whole and therefore gives greater emphasis to those matters which are significant to Amshold Group Limited and its subsidiary undertakings when viewed as a whole.

### **Principal activities**

The principal activity of the Group is property trading and investment together with the provision of management services.

### **Business review**

In the year to 30 June 2017 the Group continued to look for property investment opportunities. During the year the Group completed the purchase of 1 Chancery Lane, London for £17.25m and exchanged contracts for the purchase of 19 Great Winchester Street, London for £7.075m with the latter completing after the year end. The market for quality London freehold investment property remains extremely competitive with a general lack of sensibly priced opportunities.

During the year the Group completed its re-development of The Crosspoint, a strategically located corner freehold at Liverpool Street and Bishopgate, in the heart of the City of London. This is the largest construction project undertaken to date by the Group. On 1 June 2017 Metro Bank plc commenced a 30 year lease for the ground floor and basement of this property adding significant revenue streams to those already being generated by the Group's strong property portfolio. When the remaining office space is let this will further boost the future revenue streams of the Group.

On 16 June 2017, the Group exchanged contracts for the sale of 10, 10A New Bond Street, London for £48m. In addition to this sale, which the Group recognises in the current financial year, the Group sold a former Hotel Complex and Land in Mijas Spain for £8.5m and a developed residential property in Boca Raton, Florida USA for £6.8m.

With a strong and stable management team and with its internal cash resources the Group is extremely well positioned to continue to actively acquire viable real estate propositions that it feels will further enhance its portfolio.

The Group considers its key performance indicator of the business to be its net assets. The Group had a very strong performance in this year growing its net assets by £49.1m, representing a growth of 9.5%. This growth is due to a continued uplift in property valuations on the previous year. The net assets of the Group are now £567.9m (2016: £518.8m)

At 30 June 2017 the Group had no debt. Due to the strength of the Group's property portfolio and balance sheet, the management team considers the Group to be in a healthy position should it need to raise any further funds.

# **Amshold Group Limited**

## **Strategic report (continued)**

### **Principal risks and uncertainties**

#### *Financial risks*

The directors considered the risks attached to the Group's and Company's financial instruments and have taken a prudent approach in their consideration of the various risks attached to the financial instruments of the Group and Company. The Group's and Company's exposure to price risk, credit risk, liquidity risk and cash flow risk is not material for the assessment of assets, liabilities and the financial statements, as a whole.

The Group's property valuations give consideration to both current rental levels and expected yields. These are susceptible to market forces and therefore liable to affect the net asset value of the Group. The Group mitigates its liquidity and cash flow risk by spreading its cash deposits amongst several financial institutions and balancing the terms of its deposits according to its requirements.

The director's policy on hedging is to hedge all financial risks where it is feasible and cost effective to do so.

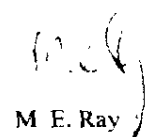
#### *Uncertainties*

The property market has shown great strength in recent years. This has provided opportunities for growth especially whilst interest rates remain at historic lows. Any increases in interest rates in the future will generate pressure on this growth. Despite the uncertainty over the vote by the UK to leave the EU in the prior year, the London property market, in which the Group largely operates remains strong.

### **Future developments and subsequent events**

The Group remains committed to enhancing its current portfolio of real estate assets by means of diligent active management of stock whilst at the same time aggressively endeavouring to acquire new quality real estate asset opportunities that would complement our existing Real Estate portfolio strategy. We remain extremely well placed to do this but continue to be mindful of the current extremely buoyant market conditions.

Approved by the Board and signed on its behalf by



M. E. Ray

Director

10 November 2017

# **Amshold Group Limited**

## **Directors' report**

The directors present their annual report on the affairs of the Group and the audited financial statements for the year ended 30 June 2017.

Future developments together with both financial risk exposure and financial management are included within the Strategic report.

### **Dividends**

The Company paid nil dividends in the year 2017 (2016: £181,000,000) The directors do not propose to pay any dividends in respect of the 2017 financial year end.

### **Going concern**

As disclosed in the accounting policies, the directors have reviewed the current and projected financial position of both the Group and the Company, making reasonable assumptions about future trading prospects.

On the basis of this review, and after making due enquiries, the directors have a reasonable expectation that both the Group and the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

### **Post balance sheet events**

Since 30 June 2017 the Group has been active in the property market. This activity is detailed in note 28 to the financial statements.

### **Employees**

Details of the number of employees and related costs can be found in note 3 to the financial statements.

It is the Group's policy to promote equal opportunities in employment for both existing employees and applicants for employment. Every effort is made to ensure that applications for employment from disabled persons are fully and fairly considered having regard to their particular aptitudes and abilities and that disabled employees have equal opportunities in career development. In the event of an existing employee becoming disabled, every effort is made to ensure that their employment by the Group continues and that appropriate adjustments are made to their work environment.

The Group has continued its practice of keeping employees informed of matters affecting them as employees and the financial and economic factors affecting the performance of the Group.

### **Directors**

The directors who held office for the Company since the date of incorporation to the end of the financial year are listed on page 1.

### **Political donations**

During the year the Group made no political donations (2016: nil).

## **Amshold Group Limited**

### **Directors' report (continued)**

#### **Disclosure of information to the auditor**

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

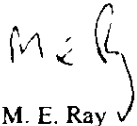
- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's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

This confirmation is given and should be interpreted in accordance with the provisions of S418 of the Companies Act 2006.

#### **Auditor**

A resolution to re-appoint Deloitte LLP as the Company's auditor will be proposed at the forthcoming Annual General Meeting.

Approved by the Board and signed on its behalf by:



M. E. Ray ✓

Director

10 November 2017

## **Amshold Group Limited**

### **Directors' responsibilities statement**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". 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 judgments 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; 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 to 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.



## **Amshold Group Limited**

### **Independent auditor's report to the members of Amshold Group Limited**

#### **Report on the audit of the financial statements**

##### **Opinion**

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 30 June 2017 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Amshold Group Limited (the 'parent company') and its subsidiaries (the 'group') which comprise:

- the consolidated statement of comprehensive income;
- the consolidated and parent company balance sheets;
- the consolidated and parent company statements of changes in equity;
- the consolidated cash flow statement; and
- the related notes 1 to 28.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the group and the parent company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion

##### **Conclusions relating to going concern**

We are required by ISAs (UK) to report in respect of the following matters where:

- the directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the group's or the parent company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of these matters

## **Amshold Group Limited**

### **Independent auditor's report to the members of Amshold Group Limited (continued)**

#### **Other information**

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

#### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the group's and the parent company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the group or the parent company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report

#### **Use of our report**

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

## **Amshold Group Limited**

### **Independent auditor's report to the members of Amshold Group Limited (continued)**

#### **Report on other legal and regulatory requirements**

##### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements, and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirement

##### **Matters on which we are required to report by exception**

Under the Companies Act 2006 we are required to report in respect of the following matters 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

We have nothing to report in respect of these matters



Sara Tubridy FCA (Senior statutory auditor)

for and on behalf of Deloitte LLP

Statutory Auditor

London, United Kingdom

10 November 2017

## Amshold Group Limited

### Consolidated profit and loss account For the year ended 30 June 2017

	Notes	2017 £'000	2016 £'000
Group turnover	2	32,445	19,095
Operating costs	4	(17,775)	(4,529)
<b>Group operating profit before fair value movement on investment property and profit on disposal of investment property</b>		14,670	14,566
Fair value movement on investment property	12	36,075	56,807
Profit on disposal of investment properties	12	3,571	7,229
<b>Total group operating profit</b>		54,316	78,602
Interest receivable and similar income	5	187	1,647
Interest payable and other expenses	6	(29)	(3)
<b>Profit before taxation</b>		54,474	80,246
Tax charge on profit	8	(5,372)	(7,690)
<b>Profit for the financial year</b>		49,102	72,556

As there are no other sources of comprehensive income other than the profit for the financial year, the group has not included a consolidated statement of comprehensive income.

# Amshold Group Limited

## Consolidated balance sheet As at 30 June 2017

	Notes	2017 £'000	2016 £'000
<b>Fixed assets</b>			
Intangible fixed assets:			
Negative goodwill	11	(5,958)	(5,958)
Tangible fixed assets:			
Investment properties	12	511,154	484,621
Other tangible fixed assets	13	3,037	3,172
		<u>514,191</u>	<u>487,793</u>
<b>Current assets</b>			
Properties held for resale	16	37,365	47,193
Debtors	17	68,900	21,558
Cash at bank and in hand	18	20,668	34,500
		<u>126,933</u>	<u>103,251</u>
<b>Creditors: amounts falling due within one year</b>	19	(23,844)	(20,175)
<b>Net current assets</b>		<u>103,089</u>	<u>83,076</u>
<b>Total assets less current liabilities</b>		<u>611,322</u>	<u>564,911</u>
<b>Provisions for liabilities</b>	20	(43,454)	(46,145)
<b>Net assets</b>		<u>567,868</u>	<u>518,766</u>
<b>Capital and reserves</b>			
Called up share capital	21	35,523	35,523
Merger reserve	22	-	59,134
Profit and loss account	22	532,345	424,109
<b>Shareholders' funds</b>		<u>567,868</u>	<u>518,766</u>

The Group financial statements of Amshold Group Limited, registered number 08557403, were approved by the board of directors and authorised for issue on 10 November 2017. They were signed on its behalf by:



M. E. Ray

Director

# Amshold Group Limited

## Company balance sheet As at 30 June 2017

	Notes	2017 £'000	2016 £'000
<b>Fixed assets</b>			
Tangible fixed assets	13	2,471	2,477
Investments	14	54,563	54,563
		<u>57,034</u>	<u>57,040</u>
<b>Current assets</b>			
Debtors	17	135,106	80,804
Cash at bank and in hand	18	17,816	10,506
		<u>152,922</u>	<u>91,310</u>
<b>Creditors: amounts falling due within one year</b>	19	(2,932)	(1,014)
<b>Net current assets</b>		<u>149,990</u>	<u>90,296</u>
<b>Total assets less current liabilities</b>		<u>207,024</u>	<u>147,336</u>
<b>Provisions for liabilities</b>	20	(28)	(23)
<b>Net assets</b>		<u>206,996</u>	<u>147,313</u>
<b>Capital and reserves</b>			
Called up share capital	21	35,523	35,523
Profit and loss account		171,473	111,790
<b>Shareholder's funds</b>		<u>206,996</u>	<u>147,313</u>

As permitted by section 408 of the Companies Act 2006, the profit and loss account of the parent company is not presented as part of these financial statements. The profit of the parent company is disclosed in note 9.

The Company financial statements of Amshold Group Limited, registered number 08557403, were approved by the board of directors and authorised for issue on 10 November 2017. They were signed on its behalf by:



M. E. Ray

Director

## Amshold Group Limited

### Consolidated statement of changes in equity At 30 June 2017

	Called up share capital £'000	Merger reserve £'000	Profit and loss account £'000	Total £'000
As at 30 June 2015	35,523	59,134	532,553	627,210
Total comprehensive income	-	-	72,556	72,556
Dividends	-	-	(181,000)	(181,000)
As at 30 June 2016	35,523	59,134	424,109	518,766
Total comprehensive income	-	-	49,102	49,102
Transfer of merger reserve	-	(59,134)	59,134	-
As at 30 June 2017	35,523	-	532,345	567,868

On 12 June 2017, the Directors of Amshold International Limited, a wholly owned subsidiary of the Group, passed a special resolution reducing the merger reserve of the company from £59,134,356 to £nil.

## Amshold Group Limited

### Company statement of changes in equity At 30 June 2017

	Called up share capital £'000	Profit and loss account £'000	Total £'000
As at 30 June 2015	35,523	274,110	309,633
Total comprehensive income	-	18,680	18,680
Dividends	-	(181,000)	(181,000)
As at 30 June 2016	35,523	111,790	147,313
Total comprehensive income	-	59,683	59,683
As at 30 June 2017	35,523	171,473	206,996

## Amshold Group Limited

### Consolidated cash flow statement For the year ended 30 June 2017

	Notes	2017 £'000	2016 £'000
<b>Net cash (outflow)/ inflow from operating activities</b>	23	(14,205)	106,565
<b>Cash flows from investing activities</b>			
Interest received and similar income		410	907
Payments to acquire tangible fixed assets		(37)	(346)
Proceeds from sale of fixed assets		-	321
<b>Net cash inflow from investing activities</b>		373	882
<b>Cash flows from financing activities</b>			
Dividends paid		-	(181,000)
<b>Net cash outflow from financing activities</b>		-	(181,000)
<b>Net decrease in cash and cash equivalents</b>		(13,832)	(73,553)
<b>Cash and cash equivalents at beginning of year</b>		34,500	108,053
Effect of foreign exchange rate changes		-	-
<b>Cash and cash equivalents at end of year</b>		20,668	34,500

There are no cash equivalents at the beginning or the end of the year.



# **Amshold Group Limited**

## **Notes to the financial statements For the year ended 30 June 2017**

### **1. Accounting policies**

The particular accounting policies adopted by the directors are described below, and have been applied consistently in the current and preceding years.

#### **General information and basis of accounting**

Amshold Group Limited (the Company) is a company incorporated in the United Kingdom under the Companies Act. The Company is a private company limited by shares and is registered in England and Wales. The address of the Company's registered office is shown on page 1.

The principal activities of the Company and its subsidiaries (the Group) and the nature of the Group's operations are set out on the Strategic report on pages 2 to 3.

The financial statements are prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The functional currency of the Company is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates. The consolidated financial statements are also presented in pounds sterling. Foreign operations are included in accordance with the policies set out below.

Amshold Group Limited meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements, which are presented alongside these consolidated financial statements. Exemptions have been taken in relation to the parent company cash flow statement.

For the year ending 30 June 2017, under Section 479A or Section 480 of the Companies Act 2006, all subsidiaries of the Group were entitled to exemption from audit. This is fully disclosed in note 15.

#### **Going concern**

The Group's business activities, together with the factors likely to affect its future development, performance and financial position are set out in the Strategic report and Director's report. This describes the financial position of the Group; its cash flows, liquidity position and borrowing facilities; and its exposure to credit risk and liquidity risk.

The Group's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Group should be able to operate within the level of its current facility.

After making enquiries, the directors have a reasonable expectation that the Company and the Group have adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

#### **Consolidation**

The Group financial statements consolidate those of the parent company and all its subsidiary undertakings drawn up to 30 June each year

#### **Negative goodwill**

Negative goodwill arising on acquisition is credited to the balance sheet and released through the profit and loss account as the underlying assets are realised. The underlying assets are investment properties and properties held for resale. The Group considers it more appropriate to release the negative goodwill when these properties are sold and in proportion to their values at the time the negative goodwill arose.

#### **Turnover**

Turnover comprises the invoiced value of goods and services supplied by the Group, rental income and of properties held for resale, dilapidation receipts, insurance recoveries, media activities and management charges, all excluding sales taxes, value added tax and trade discounts.

# **Amshold Group Limited**

## **Notes to the financial statements (continued) For the year ended 30 June 2017**

### **1. Accounting policies (continued)**

#### **Turnover (continued)**

Income is recognised as it accrues and sales of properties held for resale are recognised on completion. Rent increases arising from rent reviews are taken into account when such reviews have been agreed with tenants. Incentives on leases are similarly spread on a straight-line basis over the lease term up to the earliest possible break. In accordance with the transitional provisions of FRS 102, incentives on leases which were in existence prior to the date of transition on 1 July 2013 have been spread over the shorter of the lease term and the period to the first break clause.

#### **Investment properties**

Investment properties for which fair value can be measured reliably without undue cost of effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account.

When contracts to purchase or sell investment properties are exchanged before the balance sheet date, the whole transaction will be reflected in the financial statements if the Directors believe that there are no significant obstacles in preventing the contract from completing and as a result of exchange, significant risk has passed to the buyer

#### **Investment property under development**

Investment properties under development are revalued annually with any change recognised in the profit and loss account.

#### **Other tangible fixed assets**

Other tangible fixed assets are stated at cost, net of depreciation and any provision for impairment. Depreciation is calculated to write off the cost, less estimated residual values, of tangible fixed assets over their estimated useful lives. The annual depreciation rates generally applicable are as follows:

Freehold Land and Buildings	Not depreciated
Motor Vehicles	25% on a reducing balance basis
Leasehold improvements	Over the shorter of the life of the lease and the useful life
Aircraft	Straight-line basis over 10 years
Office equipment	20% - 33% on a straight line basis
Fixtures & Fittings	20% - 25% on a straight line basis

Residual value represents the estimated amount which would currently be obtained from disposal of an asset, after deducting estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

#### **Financial instruments**

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument.

##### **i. Investments**

Investments held as fixed assets by the Company, which entirely represent investments in group companies are stated at cost, less any provision for impairment in value

##### **ii. Financing 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.

##### **iii. Financial liabilities**

Financial liabilities are classified according to the substance of the contractual arrangements entered into.

# **Amshold Group Limited**

## **Notes to the financial statements (continued) For the year ended 30 June 2017**

### **1. Accounting policies (continued)**

#### **Properties held for resale**

Properties held as dealing stocks and other stocks and work in progress are included in the balance sheet at the lower of cost and net realisable value. Cost includes appropriate property purchase expenses.

#### **Operating leases**

Rental income from operating leases are charged to the profit and loss account on a straight-line basis over the lease term.

#### **Taxation**

Current tax, including UK corporation and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the Group's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to investment property is measured using the tax rates and allowances that apply to the sale of the asset.

The tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

#### **Foreign currencies**

Transactions in foreign currencies are translated at the exchange rates ruling at the dates of the transactions. All monetary assets and liabilities are translated at the rates of exchange ruling at the balance sheet date. Properties held for resale are valued at cost and translated at the rate whenever the transaction prevailed. All other non-monetary assets and liabilities are translated at the rates of exchange ruling at the balance sheet date. All exchange differences are dealt with through the profit and loss account.

#### **Critical accounting judgements and key sources of estimation uncertainty**

In the application of the Group's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

#### *Critical judgements in applying the Group's accounting policies*

The Group frequently enters into transactions for the purchase and sale of investment property. These transactions can be complex. Accounting for the transactions requires judgements to be made such as calculating any gain or loss and deciding upon the presentation in the financial statements.

# Amshold Group Limited

## Notes to the financial statements (continued) For the year ended 30 June 2017

### 1. Accounting policies (continued)

#### Critical accounting judgements and key sources of estimation uncertainty (continued)

##### Key sources of estimation uncertainty

The most significant judgements and estimations taken by directors are the valuations of investment properties and properties held for resale. Note 12 to the financial statements details the valuation methods for investment properties. Properties held for resale are similarly valued but then included in the balance sheet at the lower of cost and net realisable value.

### 2. Turnover and segmental analysis

The turnover, operating profit and net assets of the Group are solely attributable to Property Trading and Investment and no other class of business.

An analysis of Group Turnover is as follows:

	2017 £'000	2016 £'000
<b>Turnover</b>		
Rent	16,288	15,280
Sale of property	15,295	3,065
Other income	862	750
	<u>32,445</u>	<u>19,095</u>

Other than in the current year where the Group sold properties in Spain and USA for £8,493,000 and £6,802,000 respectively, all turnover arose predominantly in the United Kingdom.

### 3. Information regarding directors and employees of the Group and Company

#### Directors' emoluments

	2017 £'000	2016 £'000
Directors remuneration	1,244	1,199
Pensions contribution	40	91
	<u>1,284</u>	<u>1,290</u>

The emoluments of the highest paid director were £513,551 (2016: £511,069). One director was a member of a pension scheme to which the Group contributed in the current year (2016: one director). There are no share option schemes in the Group.

	2017 £'000	2016 £'000
<b>Staff costs during the year (including directors)</b>		
Wages and salaries	2,399	2,325
Social security costs	288	313
Pension costs	124	181
	<u>2,811</u>	<u>2,819</u>

# Amshold Group Limited

## Notes to the financial statements (continued) For the year ended 30 June 2017

### 3. Information regarding directors and employees of the Group and Company (continued)

Average staff numbers during the year	2017	2016
Directors	5	5
Administrative staff	19	19
	<u>24</u>	<u>24</u>

### 4. Operating costs

	2017 £'000	2016 £'000
Changes in property stock valuations	1,507	(4,368)
Cost of property sales	11,156	2,156
Staff costs	2,811	2,819
Depreciation	172	81
Profit on sale of fixed assets	-	(118)
Amortisation of negative goodwill	-	(298)
Other operating charges	2,129	4,257
<b>Total operating costs</b>	<u>17,775</u>	<u>4,529</u>

### 5. Interest receivable and similar income

Interest receivable and similar income can be split as follows:

	2017 £'000	2016 £'000
Bank and other interest	186	1,063
Exchange gains on foreign currency balances	1	584
	<u>187</u>	<u>1,647</u>

### 6. Interest payable and similar charges

Interest payable and similar charges can be split as follows.

	2017 £'000	2016 £'000
Bank loans, other interest and overdrafts	29	3
	<u>29</u>	<u>3</u>

# Amshold Group Limited

## Notes to the financial statements (continued) For the year ended 30 June 2017

### 7. Profit on ordinary activities before taxation is after charging/(crediting)

	2017 £'000	2016 £'000
<b>Fees payable to the Company's auditor for</b>		
Audit of the Company's financial statements	67	64
Audit of the Company's subsidiaries	2	2
Tax advisory, restructuring and other services	10	21
 Depreciation	172	81
Profit on sale of fixed assets	-	(118)
Amortisation of negative goodwill	-	(298)
Profit on disposal of investment properties	3,571	7,229
	<u>3,571</u>	<u>7,229</u>

### 8. Tax charge on profit

#### (i) Analysis of tax charge on profit

	2017 £'000	2016 £'000
<b>Current tax</b>		
UK corporation tax on profit	8,463	13,674
Adjustments in respect of prior years	(400)	(4)
 Total current tax charge	<u>8,063</u>	<u>13,670</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	2,516	201
Adjustment in respect of prior years	370	(875)
Loss on fair value movement of investment property	(2,580)	(247)
Effects of decrease in tax rates on opening liability	(2,997)	(5,059)
 Total deferred tax credit	<u>(2,691)</u>	<u>(5,980)</u>
 Total tax charge on profit	<u>5,372</u>	<u>7,690</u>

# Amshold Group Limited

## Notes to the financial statements (continued) For the year ended 30 June 2017

### 8. Tax charge on profit on ordinary activities (continued)

#### (ii) Factors affecting tax charge for the current year

The standard rate of tax for the year, based on the UK standard rate of corporation tax is 19.75% (2016: 20%). The actual tax charge for the current and the previous year differs from the standard rate for the reasons set out in the following reconciliation:

	2017 £'000	2016 £'000
Profit before taxation	54,474	80,246
Tax charge at 19.75% (2016: 20%):	10,759	16,049
Factors affecting charge:		
Expenses not deductible for tax purposes	64	118
Adjustment in respect of prior years	(64)	(879)
Income not taxable	(94)	(878)
Effect of other tax rates / credits	5	(249)
Effects of indexation	(2,108)	(1,058)
Permanent differences	(189)	(49)
Effects of changes in tax rates	(2,815)	(5,243)
Utilisation of tax losses not previously recognised	(186)	(121)
Total tax charge for year	5,372	7,690

The Finance Bill 2016 reduced the main rate of UK corporation tax to 17% with effect from 1 April 2020. This was enacted at the balance sheet date and therefore the deferred tax balance has been calculated at 17% (2016: 18%). Existing temporary differences on which deferred tax has been provided may therefore unwind in periods subject to these reduced rates.

### 9. Profit attributable to the Company

As permitted by Section 408 of the Companies Act 2006, the profit or loss of the parent company is not presented as part of these financial statements. The profit before tax for the year accounted for in the books of the parent company was £59,890,000 (2016: £18,680,000).

### 10. Dividends on equity shares

The Company declared nil dividends during the year (2016: £181,000,000)

## Amshold Group Limited

### Notes to the financial statements (continued) For the year ended 30 June 2017

#### 11. Intangible fixed assets

	<b>Group Negative Goodwill £'000</b>
<b>Cost:</b>	
At 1 July 2016	(13,038)
Additions	-
	<hr/>
At 30 June 2017	(13,038)
	<hr/>
<b>Accumulated amortisation</b>	
At 1 July 2016	7,080
Amortisation during the year	-
	<hr/>
At 30 June 2017	7,080
	<hr/>
<b>Net book value</b>	
At 30 June 2017	(5,958)
	<hr/>
At 30 June 2016	(5,958)
	<hr/>

Negative goodwill arising on acquisition is credited to the balance sheet and released through the profit and loss account as the underlying assets are realised.



## Amshold Group Limited

### Notes to the financial statements (continued) For the year ended 30 June 2017

#### 12. Investment properties

	<b>Group Land &amp; Buildings Investment Property 2017 £'000</b>
At valuation:	
At 1 July 2016	484,621
Additions	37,895
Disposals	(47,437)
Surplus on revaluation in the year	36,075
	<hr/>
At 30 June 2017	511,154
	<hr/>
Representing properties at cost	279,833
Plus net valuation surplus	231,321
	<hr/>
	511,154
	<hr/>

Since the EU Referendum held on 23 June 2016, there has been no significant market evidence of any adverse affect to property valuations in London, where the Group largely holds its investment property. The volume of lettings in the market remains less than prior to the referendum vote. We continue to monitor the market to see how both Brexit and other market forces affect future valuations. This is the primary evidence used in determining valuations and as such provides some uncertainty.

During the year the Group completed the purchase of 1 Chancey Lane and exchanged contracts for the purchase of 19 Great Winchester Street. The Group completed on the purchase of Great Winchester Street on 15 August 2017

During the year the Group sold investment properties for a total consideration of £48,000,000 (2016: £130,166,671). After deducting the valuation brought forward totalling £47,437,000 (2016: £122,774,588), selling costs of £258,779 (2016: £162,809) and adding deferred lease premium income of £3,266,667, it derived a profit of £3,570,888 (2016: £7,229,274).

The majority of the investment properties were valued by the directors at 30 June 2017 on a valuation prepared internally by a qualified chartered surveyor, on a fair value basis. The remaining properties were valued externally at 30 June 2017. All valuations are at fair value and conform to RICS Valuation Professional Standards and were arrived at by reference to market evidence of the transaction prices for similar properties, yields and discount rates and are based on their professional judgement and market observation. The external valuers were qualified, independent and held a recognised and relevant professional qualification together with recent experience in the relevant location and type of property being valued.

The investment properties were valued at £511,154,126 as at 30 June 2017 (2016: £484,620,520). The revaluation surplus at 30 June 2017 was £231,320,612 (2016: £238,651,502).

# Amshold Group Limited

## Notes to the financial statements (continued) For the year ended 30 June 2017

### 13. Other tangible fixed assets

#### Group

	Aircraft £'000	Freehold Land and Buildings £'000	Motor vehicle £'000	Fixture & Fittings £'000	Office equipment £'000	Total £'000
<b>Cost</b>						
At 1 July 2016	487	2,368	16	345	677	3,893
Additions	-	-	-	-	37	37
Disposal	-	-	-	-	(2)	(2)
At 30 June 2017	487	2,368	16	345	712	3,928
<b>Accumulated depreciation</b>						
At 1 July 2016	65	-	10	-	646	721
Charge for the year	49	-	1	82	40	172
Disposal	-	-	-	-	(2)	(2)
At 30 June 2017	114	-	11	82	684	891
<b>Net book value</b>						
At 30 June 2017	373	2,368	5	263	28	3,037
At 30 June 2016	422	2,368	6	345	31	3,172

#### Company

	Freehold Land and Buildings £'000	Motor vehicle £'000	Office equipment £'000	Total £'000
<b>Cost</b>				
At 1 July 2016	2,441	15	125	2,581
Additions	-	-	30	30
At 30 June 2017	2,441	15	155	2,611
<b>Accumulated depreciation</b>				
At 1 July 2016	-	9	95	104
Charge for the year	-	2	34	36
At 30 June 2017	-	11	129	140
<b>Net book value</b>				
At 30 June 2017	2,441	4	26	2,471
At 30 June 2016	2,441	6	30	2,477

## Amshold Group Limited

### Notes to the financial statements (continued)

For the year ended 30 June 2017

#### 14. Investments held as fixed assets

##### Company

Investments held as fixed assets of £54,563,000 (2016: £54,563,000) represent shares in subsidiary undertakings and represent the cost of its investment in Amsprop Limited, Amshold Securities Limited and Amsprop London Limited. Additional information in respect of subsidiary undertakings is given in note 15.

#### 15. Additional disclosure in respect of subsidiary undertakings

The Groups subsidiary undertakings, which are all registered at Amshold House, Goldings Hill, Loughton, Essex IG10 2RW are as follows:

	Country of incorporation	Activity	UK company registration number	Portion of ordinary shares held and voting rights %
Amsprop Limited	United Kingdom	Intermediate holding company	01873323	100
Amsprop Investments Limited	United Kingdom	Property investment	02477288	100
Amsprop Estates Limited	United Kingdom	Property trading	02801817	100
Amsprop Central Limited	United Kingdom	Property investment	04293793	100
Amsprop USA Holdings Limited	United Kingdom	Property investment	04293810	100
Amsprop Portland Limited	United Kingdom	Property investment	05893186	100
Amsprop Bishopsgate Limited	United Kingdom	Property investment	05893192	100
Amshold Securities Limited	United Kingdom	Administration of loan notes	03337575	100
Amstrad Consumer Electronics Company	United Kingdom	Administration	03006504	100
ACL (1997) Limited	United Kingdom	Administration	00942631	100
Amsprop London Limited	United Kingdom	Property investment	02344929	100
Amsprop Spain SL	Spain	Property trading	-	100
Amsprop USA Holding Inc.	United States	Property trading	-	100
Amshold International Limited	United Kingdom	Property trading	03710962	100
Amsprop City Properties Limited	United Kingdom	Property investment	04203471	100
Amsgal Properties Limited	United Kingdom	Property trading	03058930	100
Amsail Limited	United Kingdom	Dormant	05893262	100
Amsprop Residential Limited	United Kingdom	Dormant	10197316	100

The Company's only direct shareholdings at 30 June 2017 were Amsprop Limited, Amshold Securities Limited and Amsprop London Limited.

On 6 October 2017 Amsprop Fuston Limited changed its name to Amsail Limited

Other than Amstrad Consumer Electronics Company and ACL (1997) Limited, which are exempt under s480 of the Companies Act 2006 and Amshold Securities Limited, which is audited, the above companies incorporated in the United Kingdom, are exempt from the requirements of the Companies Act relating to the audit of individual financial statements by virtue of s479A of the Companies Act 2006.

## Amshold Group Limited

### Notes to the financial statements (continued) For the year ended 30 June 2017

#### 16. Properties held for resale

	<b>Group</b>	
	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>
Properties held for resale	37,365	47,193

The difference between the balance sheet value of properties held for resale and their estimated replacement cost at 30 June 2017 is £11,681,581 (2016: £10,535,962). The replacement cost is higher than carrying value.

The decrease in properties held for resale is largely due to the sale of a Hotel Complex and Land in Mijas Spain and a property in Boca Raton, Florida USA. The cost of these properties at 30 June 2016 were £5,253,000 and £3,213,000 respectively

#### 17. Debtors

	<b>Company</b>		<b>Group</b>	
	<b>2017</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Trade debtors	21	-	256	362
Other debtors	5	15	48,015	55
Amounts due from subsidiary undertakings	115,384	60,699	-	-
Related party loans	19,588	19,986	19,588	19,986
Prepayments and accrued income	108	104	1,041	1,155
	<u>135,106</u>	<u>80,804</u>	<u>68,900</u>	<u>21,558</u>

Other debtors for the Group includes £8,162,000 (2016: £8,124,000) loaned to Amshold Trading Limited and £11,426,000 (2016: £11,862,000) to Amsair Aircraft Limited, both at commercial rates of interest and repayable on demand. As security for their loan, Amsair Aircraft Limited has granted a mortgage in favour of the Group over the aircraft owned by Amsair Aircraft Limited. Both Amshold Trading Limited and Amsair Aircraft Limited are ultimately controlled by Lord Sugar.

#### 18. Cash at bank and in hand

	<b>Company</b>		<b>Group</b>	
	<b>2017</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Cash at bank and in hand	17,816	10,506	18,582	32,170
Tenant deposits	-	-	2,086	2,330
	<u>17,816</u>	<u>10,506</u>	<u>20,668</u>	<u>34,500</u>

In accordance with the terms of the lease agreements access to tenant deposits is restricted

# Amshold Group Limited

## Notes to the financial statements (continued) For the year ended 30 June 2017

### 19. Creditors: amounts falling due within one year

	Company		Group	
	2017	2016	2017	2016
	£'000	£'000	£'000	£'000
Trade creditors	43	49	538	195
Corporation tax	2,528	643	6,662	7,229
Other taxes and social security costs	91	3	978	551
Other creditors	98	132	9,577	3,009
Accruals and deferred income	172	187	6,089	9,191
	<u>2,932</u>	<u>1,014</u>	<u>23,844</u>	<u>20,175</u>

### 20. Provisions for liabilities

Deferred tax can be split as follows as follows:-

	Deferred tax	
	2017	2016
	£'000	£'000
At 1 July	(46,145)	(52,125)
Credit to the profit and loss account	2,691	5,980
At 30 June	<u>(43,454)</u>	<u>(46,145)</u>
<b>Analysis of deferred tax provision:</b>		
	2017	2016
	£'000	£'000
Capital allowances that are less than depreciation	(3,303)	(2,479)
Unutilised Capital Losses	74	1,865
Other timing differences	-	231
Potential gain on fixed asset investment	(8,291)	(9,219)
Deferred tax on retained surplus on revaluation of property	(31,934)	(36,543)
	<u>(43,454)</u>	<u>(46,145)</u>

The Company had a deferred tax liability at 30 June 2017 of £27,825 (2016: £22,811) representing capital allowances in excess of depreciation.

### 21. Called up share capital

	2017	2016
	£'000	£'000
<b>Called up, allotted and fully paid:</b>		
35,522,513 (2016: 35,522,513) ordinary shares of £1 each	<u>35,523</u>	<u>35,523</u>

## Amshold Group Limited

### Notes to the financial statements (continued)

#### For the year ended 30 June 2017

#### 22. Reserves

The merger reserve of £59,134,356 at 30 June 2016 was subsumed during a Group reorganisation in June 2013. The reserve was originally created in 1999 as a result of a merger in that year when the then group absorbed the share premium of a company acquired. On 12 June 2017, the Directors of Amshold International Limited, a wholly owned subsidiary of the Group, passed a special resolution reducing this reserve from £59,134,356 to £nil.

The profit and loss reserve represents cumulative profits or losses, including unrealised profit on the remeasurement of investment properties, net of dividends paid and other adjustments.

#### 23. Notes to the consolidated cash flow statement

##### Reconciliation of operating profit to net cash inflow from operating activities

	2017 £'000	2016 £'000
Group operating profit	54,316	78,602
Depreciation charge	172	81
Fair value movement on investment property	(36,075)	(56,807)
Payments to develop and acquire investment properties	(37,895)	(8,003)
Proceeds from sale of investment properties	47,741	129,342
Profit on sales of investment properties	(304)	(7,229)
Interest paid and similar charges	(30)	580
Loss/(Profit) on disposal of fixed assets	-	(118)
Release of negative goodwill	-	(298)
Decrease/(Increase) in properties held for resale	9,828	(10,089)
Increase in debtors	(47,563)	(4,301)
Increase in creditors	4,234	257
Corporation tax paid	(8,629)	(15,452)
Net cash (outflow)/inflow from operating activities	<u>(14,205)</u>	<u>106,565</u>

#### 24. Capital commitments

At 30 June 2017 the Group had capital commitments of £nil (2016: £12.3m) in relation to a properties under development. On 16 August 2017 the Group entered into a capital commitment of £3.1m.

## Amshold Group Limited

### Notes to the financial statements (continued) For the year ended 30 June 2017

#### 25. Operating lease income

The future minimum lease rentals receivable under non-cancellable operating leases are as follows:-

	2017 £'000	2016 £'000
Receivable in not later than one year	16,286	15,523
Receivable in later than one year but not later than five years	53,342	47,163
Receivable in later than five years	78,304	52,577
	<u>147,932</u>	<u>115,263</u>

The Group enters into operating leases for the occupation its properties. Some of the income from these is contingent on publicly quoted inflationary indexes. The amount of rent changes in any one year due to these indexes is immaterial.

#### 26. Related party transactions

During the year the Group loaned £38,000 (2016: £6,323,000) at commercial rates of interest to Amshold Trading Limited, a company ultimately controlled by Lord Sugar. During the year the Company charged Amshold Trading Limited £10,000 (2016: £10,000) for services.

During the year the Group received £436,000 (2016: £499,000) from Amsair Aircraft Limited, a company controlled by Lord Sugar as repayment towards their loan. During the year Amsair Aircraft Limited charged the Company £497,000 (2016: £547,000) for travel services. During the year the Company charged Amsair Aircraft Limited £50,000 (2016: £50,000) for other services.

During the year the Company charged Amstar Entertainment Limited, a company ultimately controlled by Lord Sugar, £5,000 (2016: £5,000) for services.

During the year the Company charged Amstar Media Limited, a company ultimately controlled by Lord Sugar, £400,000 (2016: £400,000) for services.

During the year the Company charged Amsvest Limited, a company ultimately controlled by Lord Sugar, £10,000 (2016: £5,000) for services.

#### 27. Controlling party

The Company is wholly-owned by Lord Sugar and is the ultimate parent company of the Group

#### 28. Post balance sheet events

On 26 July 2017, the Group completed the sale of 10/10A New Bond Street, London W1 for £48,000,000.

On 31 July 2017, the Group completed the sale of Unit 8 Swan Court, Croydon CR0 2DE for £625,000.

On 15 August 2017, the Group completed the purchase of 19 Great Winchester Street, London, EC2, for £7,075,000.

On 3 October 2017, the Group completed the sale of 1 lat 3 Bennet House, London, SW1A 1JT, for £5,100,000.

On 18 October 2017, the Group exchanged on the purchase of 111-113 High Street, Newport, Isle of Wight, PO30 1NU, for £1,060,000.