

**Registered number: 02835415**

**AMICREST HOLDINGS PLC**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2015**



**AMICREST HOLDINGS PLC**  
**COMPANY INFORMATION**

---

<b>Directors</b>	G Lee E Elliott R Yorke - Starkey V Lipien
<b>Company secretary</b>	E Elliott
<b>Registered number</b>	02835415
<b>Registered office</b>	Grove Lodge 287 Regents Park Road London N3 3JY
<b>Registrars</b>	Capita Registrars Limited Capita House Woodsome Park Huddersfield HD8 0JQ
<b>Independent auditors</b>	SRLV Chartered Accountants & Statutory Auditor 89 New Bond Street London W1S 1DA
<b>Bankers</b>	The Royal Bank of Scotland PLC 1 Dale Street Liverpool L2 2PP
<b>Solicitors</b>	Michael Simkins LLP Lynton House 7 - 12 Tavistock Square London WC1H 9LT

**AMICREST HOLDINGS PLC**  
**CONTENTS**

---

	Page
Group strategic report	1 - 2
Directors' report	3
Directors' responsibilities statement	4
Independent auditors' report	5 - 6
Consolidated statement of comprehensive income	7
Consolidated balance sheet	8
Company balance sheet	9
Consolidated statement of changes in equity	10
Company statement of changes in equity	11
Consolidated Statement of cash flows	12
Notes to the financial statements	13 - 25

**AMICREST HOLDINGS PLC**  
**GROUP STRATEGIC REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

---

**Introduction**

The principal activity of the parent company continued to be that of a holding company. The principal activities of the group continued to be that of general property development, investment and trading.

The group's strategy is to increase its investment property portfolio as well as develop property which is in line with the current demand of living accommodation.

**Business review**

The review of the business is as follows:-

*Investment Property*

During the year, the group held the freehold interests of the investment properties at Corporation Street, Manchester and Baltic Quays, London.

*Development Property*

The group sold its remaining apartment from the completed development at Corporation Street, Manchester. The group continued to develop the property in Stanmore with an intention to sell off the developed properties in the coming years.

Turnover for the year comprises rent receivable on the developed apartments and investment properties. With the sale of the apartment combined with the rent received from it prior to sale, gross profit of £136,718 (2014 – gross profit of £111,831) was recorded in the profit and loss account.

Net interest income for 2015 was £13,299 compared with net interest income of £13,369 in 2014.

Overall losses before tax were £120,455 compared with losses before tax of £180,387 in 2014.

**Principal risks and uncertainties**

The principal risks and uncertainties of the group are summarised below. The board has reviewed and agreed policies for managing each of the risks.

*Financial risk exposure*

The group's financial instruments comprised cash that arise directly from its operations. The main purpose of these financial instruments was to fund the group's operations as well as to manage working capital, liquidity and invest surplus funds. It is, and has been throughout the period under review, the group's policy not to enter into derivative transactions and no trading in financial instruments has been undertaken.

*Interest rate risk*

The group continues to finance its operations from the original issue of equity and cash from its operations. Accordingly there were no borrowings during the year.

*Liquidity risk*

The group has sufficient cash and cash equivalents to meet its operational requirements.

*Currency risk*

The group's income and expenses are denominated in sterling. Thus the group is not exposed to significant currency risk.

*Credit risk*

The group has no significant concentration of credit risk. The group has policies in place to ensure that sales are made to customers with an appropriate credit history.

*Management of risks*

The directors continue to assess the risks facing the group which are those associated with investments and property development. These are closely monitored by the directors.

**AMICREST HOLDINGS PLC**  
**GROUP STRATEGIC REPORT (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

---

**Financial key performance indicators**

The key financial performance indicators for the year are rental income and income from the sale of development properties.

**Other key performance indicators**

The non-financial key performance indicators would be the number of properties developed and the number sold in any one year.

This report was approved by the board on

**23 AUG 2016**

and signed on its behalf.



**G Lee**  
Director

**AMICREST HOLDINGS PLC**  
**DIRECTORS' REPORT**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

---

The directors present their report and the financial statements for the year ended 31 December 2015, which have been prepared in accordance with Financial Reporting Standard 102 for the first time. The directors have assessed the differences between the recognition and measurement principles of the regime under which the company previously reported the results and the new standard, concluding that there are no significant adjustments on transition.

**Results and dividends**

The loss for the year, after taxation, amounted to £121,000 (2014 - loss £180,000).

The directors do not recommend the payment of a dividend (2014 - £NIL).

**Directors**

The directors who served during the year were:

G Lee  
E Elliott  
R Yorke - Starkey  
V Lipien

**Future developments**

We continue to implement the policy of rationalising the investment properties with a view to maximising the realisation of the shareholders' investment.

We intend to actively seek interested parties in order to sell the remaining developed properties.

We intend to continue to take advantage of any short-term development projects and property trading opportunities that may be appropriate to the business, to maximise the capital employed in the company.

**Matters covered in the strategic report**

The principal risks and uncertainties facing the group and the company have been considered in the group Strategic Report.

**Disclosure of information to auditors**

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the Company and the Group's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company and the Group's auditors are aware of that information.

**Auditors**

The auditors, SRLV, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on

**23 AUG 2016**

and signed on its behalf.



**E Elliott**  
Secretary

## **AMICREST HOLDINGS PLC**

### **DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2015**

---

The directors are responsible for preparing the group strategic report, the Directors' report and the consolidated 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under Company law the 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 the group and of the profit or loss of the Group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the group financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards, including FRS 102, 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 Group will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**AMICREST HOLDINGS PLC**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF AMICREST HOLDINGS PLC**

---

We have audited the financial statements of Amicrest Holdings Plc for the year ended 31 December 2015, set out on pages 7 to 25. The relevant financial reporting framework that has been applied in their preparation is the Companies Act 2006 and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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

**Respective responsibilities of Directors and Auditors**

As explained more fully in the Directors' responsibilities statement on page 4, 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 Financial Reporting Council's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Group's and the parent Company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Group strategic report and the Directors' report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and the parent Company's affairs as at 31 December 2015 and of the Group's loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Group 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 directors' report has been prepared in accordance with applicable legal requirements.



**AMICREST HOLDINGS PLC**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF AMICREST HOLDINGS PLC**

---

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

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



Richard Gilbert (Senior Statutory Auditor)

for and on behalf of

**SRLV**

Chartered Accountants  
Statutory Auditor

89 New Bond Street  
London  
W1S 1DA

23 August 2016

**AMICREST HOLDINGS PLC**  
**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

	Note	2015 £000	2014 £000
Turnover	4	271	228
Cost of sales		(135)	(116)
<b>Gross profit</b>		<b>136</b>	112
Administrative expenses		(283)	(367)
Other operating income	5	13	22
<b>Operating loss</b>	6	<b>(134)</b>	(233)
Share of profit of associates		-	40
<b>Total operating loss</b>		<b>(134)</b>	(193)
Interest receivable and similar income	10	13	13
<b>Loss before taxation</b>		<b>(121)</b>	(180)
Tax on loss	11	-	-
<b>Loss for the year</b>		<b>(121)</b>	(180)

There was no other comprehensive income for 2015 (2014 - £NIL).

All results for the year and the prior year are attributable to continuing activities.

The notes on pages 13 to 25 form part of these financial statements.

**AMICREST HOLDINGS PLC**  
**REGISTERED NUMBER:02835415**  
**CONSOLIDATED BALANCE SHEET**  
**AS AT 31 DECEMBER 2015**

	Note	£000	2015 £000	£000	2014 £000
<b>Fixed assets</b>					
Investments	14		<b>888</b>		888
Investment property	15		<b>70</b>		70
			<b>958</b>		958
<b>Current assets</b>					
Stocks	16	<b>461</b>		590	
Debtors: amounts falling due within one year	17	<b>1,501</b>		1,418	
Cash at bank and in hand	18	<b>350</b>		311	
		<b>2,312</b>		2,319	
Creditors: amounts falling due within one year	19	<b>(173)</b>		(59)	
<b>Net current assets</b>			<b>2,139</b>		2,260
<b>Total assets less current liabilities</b>			<b>3,097</b>		3,218
<b>Net assets</b>			<b>3,097</b>		3,218
<b>Capital and reserves</b>					
Called up share capital	21		<b>2,410</b>		2,410
Share premium account			<b>1,802</b>		1,802
Capital redemption reserve			<b>425</b>		425
Other reserves	22		<b>(334)</b>		(334)
Profit and loss account			<b>(1,206)</b>		(1,085)
			<b>3,097</b>		3,218

The financial statements were approved and authorised for issue by the board and were signed on its behalf on **23 AUG 2016**

  
**G Lee**  
 Director

The notes on pages 13 to 25 form part of these financial statements.

**AMICREST HOLDINGS PLC**  
**REGISTERED NUMBER:02835415**

**COMPANY BALANCE SHEET**  
**AS AT 31 DECEMBER 2015**

	Note	£000	2015 £000	£000	2014 £000
<b>Fixed assets</b>					
Investments	14		<u>846</u>		<u>846</u>
			<b>846</b>		<b>846</b>
<b>Current assets</b>					
Debtors: amounts falling due within one year	17	<b>2,994</b>		3,122	
Cash at bank and in hand	18	<u>3</u>		<u>5</u>	
		<b>2,997</b>		<b>3,127</b>	
Creditors: amounts falling due within one year	19	<u>(33)</u>		<u>(45)</u>	
<b>Net current assets</b>			<u><b>2,964</b></u>		<u>3,082</u>
<b>Total assets less current liabilities</b>			<u><b>3,810</b></u>		<u>3,928</u>
<b>Net assets</b>			<u><u><b>3,810</b></u></u>		<u><u>3,928</u></u>
<b>Capital and reserves</b>					
Called up share capital	21		<b>2,410</b>		2,410
Share premium account			<b>1,802</b>		1,802
Capital redemption reserve			<b>425</b>		425
Other reserves	22		<b>(334)</b>		(334)
Profit and loss account			<u><b>(493)</b></u>		<u>(375)</u>
			<u><u><b>3,810</b></u></u>		<u><u>3,928</u></u>

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

**23 AUG 2016**

  
**G Lee**  
 Director

The notes on pages 13 to 25 form part of these financial statements.

**AMICREST HOLDINGS PLC**  
**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

	<b>Called up share capital</b>	<b>Share premium account</b>	<b>Capital redemption reserve</b>	<b>Other reserves</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
At 1 January 2015	2,410	1,802	425	(334)	(1,085)	3,218
<b>Comprehensive income for the year</b>						
Loss for the year	-	-	-	-	(121)	(121)
<b>At 31 December 2015</b>	<b>2,410</b>	<b>1,802</b>	<b>425</b>	<b>(334)</b>	<b>(1,206)</b>	<b>3,097</b>

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2014**

	<b>Called up share capital</b>	<b>Share premium account</b>	<b>Capital redemption reserve</b>	<b>Other reserves</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
At 1 January 2014	2,410	1,802	425	(334)	(905)	3,398
<b>Comprehensive income for the year</b>						
Loss for the year	-	-	-	-	(180)	(180)
<b>At 31 December 2014</b>	<b>2,410</b>	<b>1,802</b>	<b>425</b>	<b>(334)</b>	<b>(1,085)</b>	<b>3,218</b>

**AMICREST HOLDINGS PLC**  
**COMPANY STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

	<b>Called up share capital</b>	<b>Share premium account</b>	<b>Capital redemption reserve</b>	<b>Other reserves</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
At 1 January 2015	2,410	1,802	425	(334)	(375)	3,928
<b>Comprehensive income for the year</b>						
Loss for the year	-	-	-	-	(118)	(118)
<b>At 31 December 2015</b>	<b>2,410</b>	<b>1,802</b>	<b>425</b>	<b>(334)</b>	<b>(493)</b>	<b>3,810</b>

**COMPANY STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2014**

	<b>Called up share capital</b>	<b>Share premium account</b>	<b>Capital redemption reserve</b>	<b>Other reserves</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
At 1 January 2014	2,410	1,802	425	(334)	(176)	4,127
<b>Comprehensive income for the year</b>						
Loss for the year	-	-	-	-	(199)	(199)
<b>At 31 December 2014</b>	<b>2,410</b>	<b>1,802</b>	<b>425</b>	<b>(334)</b>	<b>(375)</b>	<b>3,928</b>

**AMICREST HOLDINGS PLC**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

	<b>2015</b>	2014
	<b>£000</b>	£000
<b>Cash flows from operating activities</b>		
Loss for the financial year	<b>(121)</b>	(180)
<b>Adjustments for:</b>		
Decrease/(increase) in stocks	<b>128</b>	(351)
Interest received	<b>(13)</b>	(13)
(Increase)/decrease in debtors	<b>(83)</b>	74
Increase/(decrease) in creditors	<b>115</b>	(19)
Share of operating profit in associates	<b>-</b>	(40)
<b>Net cash generated from operating activities</b>	<b>26</b>	(529)
<b>Cash flows from investing activities</b>		
Interest received	<b>13</b>	13
<b>Net cash from investing activities</b>	<b>13</b>	13
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>39</b>	(516)
Cash and cash equivalents at beginning of year	<b>311</b>	827
<b>Cash and cash equivalents at the end of year</b>	<b>350</b>	311
<b>Cash and cash equivalents at the end of year comprise:</b>		
Cash at bank and in hand	<b>350</b>	311
	<b>350</b>	311

# AMICREST HOLDINGS PLC

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

---

### 1. General information

The company is registered in England & Wales. The registered office is situated at Grove Lodge, 287 Regents Park Road, London N3 3JY.

### 2. Accounting policies

#### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

Information on the impact of first-time adoption of FRS 102 is given in note 25.

The financial statements are presented in GBP and rounded to the nearest GBP. The group's functional and presentational currency is GBP.

In preparing the financial statements, the directors are required to make an assessment of the group's ability to continue to trade as a going concern. The directors have considered the group companies' cash requirements to settle the debts as they fall due and have compared this against the facilities available to them for a period greater than 12 months from the approval of the financial statements. Based on this analysis, the group companies are dependent on continuing finance from companies in which the directors have a material interest to enable it to meet the liabilities as they fall due. The parent company has received commitment from these companies, in which the directors have a material interest that they will continue to provide sufficient funds to the parent company for these purposes. The companies in which the directors have a material interest are profitable entities, with net asset positions and the directors are confident over their ability to provide such funds as and when required. It is on this basis that the directors consider it to be appropriate to prepare the financial statements on a going concern basis.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

#### 2.2 Basis of consolidation

The financial statements consolidate the results of Amicrest Holdings Plc and all of its subsidiary undertakings.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Balance sheet, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated statement of comprehensive income from the date on which control is obtained. They are deconsolidated from the date control ceases.



**AMICREST HOLDINGS PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

---

**2. Accounting policies (continued)**

**2.3 Associates**

An entity is treated as an associated undertaking where the Group exercises significant influence in that it has the power to participate in the operating and financial policy decisions.

In the consolidated accounts, interests in associated undertakings are accounted for using the equity method of accounting. Under this method an equity investment is initially recognised at the transaction price (including transaction costs) and is subsequently adjusted to reflect the investor's share of the profit or loss, other comprehensive income and equity of the associate. The Consolidated statement of comprehensive income includes the Group's share of the operating results, interest, pre-tax results and attributable taxation of such undertakings applying accounting policies consistent with those of the Group. In the Consolidated balance sheet, the interests in associated undertakings are shown as the Group's share of the identifiable net assets, including any unamortised premium paid on acquisition.

**2.4 Turnover**

Turnover comprises:

- a/ Gross rental income receivable from investment properties;
- b/ The value of the development stock and working progress sold during the year, and
- c/ Fees from management contracts.

Revenue from sales of investment and development properties are recognised on completion of contracts. Rental income is recognised when due. Any amounts received in advance or arrears are included in debtors or creditors as applicable.

Turnover is derived from activities undertaken in the United Kingdom.

**2.5 Tangible fixed assets**

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

The Group adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Group. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method:

Depreciation is provided on the following basis:

Motor vehicles	- 25% pa
Fixtures and fittings	- 20% pa

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

**AMICREST HOLDINGS PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

---

**2. Accounting policies (continued)**

**2.6 Investment property**

Investment properties are included in the balance sheet at their open market value at the balance sheet date on the basis of an annual valuation.

Depreciation is not provided on investment properties. This treatment, as regards certain of the group's investment properties, may be a departure from the requirements of the Companies Act 2006 concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

In the opinion of the Directors it is the current value of these investment properties, and changes in their current values, which are of prime importance.

Investment properties are recognised in the financial statements once an irrevocable purchase contract has been entered into. Sales of investment properties are recorded once an irrevocable sales contract has been entered into provided that the sale has been completed by the first date these financial statements are approved by the Board.

**2.7 Valuation of investments**

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

**2.8 Stock of development properties**

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a weighted average. Work in progress and development property include labour and attributable overheads.

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

**2.9 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.10 Cash**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. The group holds no cash equivalents.

**2.11 Financial instruments**

The Group only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities such as trade and other accounts receivable and payable, loans from third parties and loans to related parties.

**AMICREST HOLDINGS PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

---

**2. Accounting policies (continued)**

**2.12 Creditors**

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

**2.13 Operating leases**

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the lease term.

**2.14 Interest income**

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

**3. Judgements in applying accounting policies and key sources of estimation uncertainty**

In preparing these financial statements, the directors have made the following judgements:

Determine whether amounts recoverable from group companies are recoverable. These decisions depend on the financial position of the relevant group company.

Assess the carrying value of investment properties.

In assessing whether there have been any indicators of impairment to assets, the directors have considered both external and internal sources of information such as market conditions.

**4. Analysis of turnover**

An analysis of turnover by class of business is as follows:

	<b>2015</b> <b>£000</b>	2014 £000
Property investment	<b>119</b>	110
Property development	<b>152</b>	118
	<b>271</b>	228

All turnover arose within the United Kingdom.

**5. Other operating income**

	<b>2015</b> <b>£000</b>	2014 £000
Net rents receivable	<b>4</b>	13
Ground rent receivable	<b>9</b>	9
	<b>13</b>	22

# AMICREST HOLDINGS PLC

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

### 6. Operating loss

The operating loss is stated after charging:

	2015 £000	2014 £000
Office rent paid	30	30

### 7. Auditors' remuneration

	2015 £000	2014 £000
Fees payable to the company's auditor for the audit of the company's annual accounts	10	10
Fees payable to the company's auditor for the audit of the subsidiary companies' annual accounts	5	5
Fees payable to the Group's auditor and its associates in respect of:		
Other services relating to taxation	5	5
	20	20

### 8. Employees

Staff costs, including directors' remuneration, were as follows:

	2015 £000	2014 £000
Wages and salaries	214	203
Social security costs	22	21
	236	224

The average monthly number of employees, including the directors, during the year was as follows:

	2015 No.	2014 No.
Employees	6	7

### 9. Directors' remuneration

	2015 £000	2014 £000
Directors' emoluments	149	138
	149	138

# AMICREST HOLDINGS PLC

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

### 10. Interest receivable and similar income

	2015 £000	2014 £000
Other interest receivable	13	13
	<u>13</u>	<u>13</u>

### 11. Taxation

	2015 £000	2014 £000
Total current tax	-	-
	<u>-</u>	<u>-</u>

#### Factors affecting tax charge for the year

The tax assessed for the year is higher than (2014 - higher than) the standard rate of corporation tax in the UK of 20% (2014 - 20%). The differences are explained below:

	2015 £000	2014 £000
Loss on ordinary activities before tax	(121)	(180)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2014 - 20%)	(24)	(36)
Effects of:		
Unrelieved tax losses carried forward	24	36
Total tax charge for the year	-	-
	<u>-</u>	<u>-</u>

#### Factors that may affect future tax charges

Losses brought forward were £918,530 and the losses carried forward are £1,036,316.

A deferred tax asset arising from losses in the company has not been recognised. The directors believe that it is prudent not to recognise the deferred tax asset within the financial statements.

### 12. Parent company loss for the year

The company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of comprehensive income in these financial statements. The loss after tax of the parent company for the year was £118,000 (2014 - loss £199,000).

# AMICREST HOLDINGS PLC

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

### 13. Tangible fixed assets

#### Group

	Motor vehicles £000	Fixtures and fittings £000	Total £000
<b>Cost or valuation</b>			
At 1 January 2015	130	45	175
At 31 December 2015	130	45	175
<b>Depreciation</b>			
At 1 January 2015	130	45	175
At 31 December 2015	130	45	175
<b>Net book value</b>			
At 31 December 2015	-	-	-
At 31 December 2014	-	-	-

**AMICREST HOLDINGS PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

**14. Fixed asset investments**

**Group**

	Investments in associates £000	Other fixed asset investments £000	Total £000
<b>Cost or valuation</b>			
At 1 January 2015	1,542	36	1,578
At 31 December 2015	1,542	36	1,578
<b>Impairment</b>			
At 1 January 2015	656	34	690
At 31 December 2015	656	34	690
<b>Net book value</b>			
At 31 December 2015	886	2	888
At 31 December 2014	886	2	888

**Subsidiary undertakings**

The following were subsidiary undertakings of the Company:

Name	Country of incorporation	Class of shares	Holding	Principal activity
Amicrest Limited	England & Wales	Ordinary	100%	Property investment and development
Amicrest Growth Limited	England & Wales	Ordinary	100%	Dormant
Amicrest (Tib Street) Limited	England & Wales	Ordinary	100%	Dormant
Silvercrest (Bristol) Limited	England & Wales	Ordinary	100%	Dormant
Amicrest (Parkers Apartments) Limited	England & Wales	Ordinary	100%	Dormant

The aggregate of the share capital and reserves as at 31 December 2015 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

**AMICREST HOLDINGS PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**

**14. Fixed asset investments (continued)**

	Aggregate of share capital and reserves £000	Profit/ (loss) £000
Amicrest Limited	(78,354)	(2,669)
Amicrest Growth Limited	(200,692)	-
Amicrest (Tib Street) Limited	(4,694)	-
Silvercrest (Bristol) Limited	(466,239)	-
Amicrest (Parkers Apartments) Limited	100	-
	<u>(749,879)</u>	<u>(2,669)</u>

**Participating interests**

Details of the investment in which the group hold 20% or more of the nominal value of any class of share capital are shown below.

**Associates**

Name	Country of incorporation	Class of shares	Holding	Principal activity
Hazelgrove Estates Limited	England & Wales	Ordinary	27%	Property development
Euromanor Properties Limited *	England & Wales	Ordinary	27%	Property development

\*Owned 100% by Hazelgrove Estates Limited.

**Company**

	Investments in subsidiary companies £000	Investments in associates £000	Other fixed asset investments £000	Total £000
<b>Cost or valuation</b>				
At 1 January 2015	3	1,500	36	1,539
At 31 December 2015	3	1,500	36	1,539
<b>Impairment</b>				
At 1 January 2015	3	656	34	693
At 31 December 2015	3	656	34	693
<b>Net book value</b>				
At 31 December 2015	-	844	2	846
At 31 December 2014	-	844	2	846



# AMICREST HOLDINGS PLC

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

### 15. Investment property

#### Group

	Freehold investment property £000
<b>Valuation</b>	
At 1 January 2015	70
<b>At 31 December 2015</b>	<b>70</b>

The 2015 valuations were made by the directors, on an open market value for existing use basis.

### 16. Stocks

	Group 2015 £000	Group 2014 £000	Company 2015 £000	Company 2014 £000
Work in progress - development property	461	590	-	-
	<b>461</b>	<b>590</b>	<b>-</b>	<b>-</b>

Stock recognised in cost of sales during the year as an expense was £134,751 (2014 - £116,416).

### 17. Debtors

	Group 2015 £000	Group 2014 £000	Company 2015 £000	Company 2014 £000
Trade debtors	3	6	-	-
Amounts owed by group undertakings	-	-	2,373	2,516
Amounts owed by associated undertakings	807	807	56	56
Other debtors	681	595	555	540
Prepayments and accrued income	10	10	10	10
	<b>1,501</b>	<b>1,418</b>	<b>2,994</b>	<b>3,122</b>

### 18. Cash and cash equivalents

	Group 2015 £000	Group 2014 £000	Company 2015 £000	Company 2014 £000
Cash at bank and in hand	350	311	3	5
	<b>350</b>	<b>311</b>	<b>3</b>	<b>5</b>

# AMICREST HOLDINGS PLC

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

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

	<b>Group 2015 £000</b>	<b>Group 2014 £000</b>	<b>Company 2015 £000</b>	<b>Company 2014 £000</b>
Trade creditors	7	-	8	-
Taxation and social security	6	6	6	6
Other creditors	137	20	-	10
Accruals and deferred income	23	33	19	29
	<b>173</b>	<b>59</b>	<b>33</b>	<b>45</b>

### 20. Financial instruments

	<b>Group 2015 £000</b>	<b>Group 2014 £000</b>	<b>Company 2015 £000</b>	<b>Company 2014 £000</b>
<b>Financial assets</b>				
Financial assets measured at fair value through profit or loss	350	311	3	5
Financial assets that are debt instruments measured at amortised cost	1,491	1,408	2,985	3,114
	<b>1,841</b>	<b>1,719</b>	<b>2,988</b>	<b>3,119</b>
<b>Financial liabilities</b>				
Financial liabilities measured at amortised cost	(168)	(53)	(26)	(39)
	<b>(168)</b>	<b>(53)</b>	<b>(26)</b>	<b>(39)</b>

Financial assets measured at amortised cost comprise cash, trade and other debtors.

Financial liabilities measured at amortised cost comprise trade and other creditors.

## AMICREST HOLDINGS PLC

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

---

#### 21. Share capital

	2015 £000	2014 £000
<b>Shares classified as equity</b>		
<b>Allotted, called up and fully paid</b>		
4,820,248 Ordinary shares of £0.50 each	<b>2,410</b>	2,410

There is a single class of ordinary shares. There are no restrictions on the distribution of dividends and the repayment of capital.

#### 22. Reserves

##### Other reserves

Other reserves comprise own shares held. Own shares held as at 31 December 2015 and 2014 amounted to £333,583 and comprise 201,663 ordinary shares (nominal value of £100,831). The shares were purchased at a weighted average price of £1.65 each.

## AMICREST HOLDINGS PLC

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

---

#### 23. Related party transactions

The company has not disclosed transactions with wholly owned group companies in accordance with FRS102, section 11 paragraph 33.1A.

During the year, £30,000 (2014: £30,000) in respect of office rent and £5,000 (2014 - £5,000) in respect of management fees were paid to Kerrington Limited, a company in which Gerard Lee and Enrique Elliott are directors. Gerard Lee also holds a material interest in Kerrington Limited. During the year, expenses amounting to £43,662 (2014 - £32,319); £49,292 (2014 - £51,354) and £25,915 (2014 - £25,270) were re-charged to Kerrington Growth Limited; Islandpost Limited and Kerrington Limited respectively, companies in which Gerard Lee and Enrique Elliott are directors. Gerard Lee also holds a material interest in Kerrington Limited and Kerrington Growth Limited. Islandpost Limited is owned by Kerrington Limited. The balance outstanding at the year end due from Kerrington Limited group was £148,268 (2014 - £115,562). The loan is repayable on demand and interest is charged at 2% over LIBOR. Interest of £2,889 (2014 - £2,819) was paid by Kerrington Limited during the year.

During the year, £20,000 (2014 - £20,000) in respect of director's fees was paid to Elyses Limited, a company in which Victor Lipien is a director and majority shareholder.

During the year, £20,000 (2014 - £20,000) in respect of director's fees was paid to Maystar Limited, a company in which Robert Yorke-Starkey is a director and majority shareholder.

As at the year end, included in other debtors is an amount of £241,198 (2014: £241,198) owed by the associate company, Hazelgrove Estates Limited. This balance is interest free and repayable on demand. The company is owned 27% by Amicrest Holdings Plc. Together with Euromanor Properties Limited, a wholly owned subsidiary company of Hazelgrove Estates Limited, those companies owed the group £806,507 (2014 - £806,507) as at the year end.

During the year, £nil (2014: £50,000) was paid to Kerrington Limited in respect of consultancy fees for the time incurred by the directors of Kerrington Limited on Amicrest group property projects. G Lee and E Elliott are directors of Kerrington Limited and G Lee holds a material interest in Kerrington Limited.

As at the year end, an amount of £60,331 (2014: £60,331) was due from Waterside Finance Limited, a company in which G Lee is a director and together with two other shareholders controls that company. The balance due relates to interest on loans previously made to Waterside Finance Limited in 2011 at an interest rate of 10% pa.

#### 24. Controlling party

There is no ultimate controlling party.

#### 25. First time adoption of FRS 102

The policies applied under the entity's previous reporting framework are not materially different from the recognition and measurement principles set out under FRS 102. As a result, the transition to the new reporting regime has not impacted on equity or profit or loss and therefore no reconciliation between previously reported results and the 2014 comparative information has been presented.