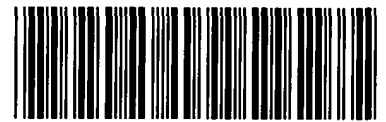


REGISTERED NUMBER: 03280282 (England and Wales)

REPORT OF THE DIRECTOR AND
AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015
FOR
ABILITY DEVELOPMENTS LIMITED

THURSDAY



A5FJXGLM

A12

15/09/2016

#386

COMPANIES HOUSE

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015

	Page
Company Information	1
Report of the Director	2
Report of the Independent Auditors	4
Income statement	5
Balance Sheet	6
Notes to the Financial Statements	7

ABILITY DEVELOPMENTS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2015

DIRECTOR:

A.C. Panayiotou

REGISTERED OFFICE:

Top Floor
Hampton by Hilton
42-50 Kimpton Road
Luton
Bedfordshire
LU2 0NB

REGISTERED NUMBER:

03280282 (England and Wales)

AUDITORS:

Numera Partners LLP
Statutory Auditors
6th Floor
Charles House
108-110 Finchley Road
London
NW3 5JJ

REPORT OF THE DIRECTOR
FOR THE YEAR ENDED 31 DECEMBER 2015

The director presents his report with the financial statements of the company for the year ended 31 December 2015.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of property investment and development and to provide intercompany financing.

DIRECTOR

A.C. Panayiotou held office during the whole of the period from 1 January 2015 to the date of this report.

FINANCIAL INSTRUMENTS

Information on financial risks and other risks is set out below:

Treasury activities take place under procedures and policies monitored by the director. They are designed to minimise the financial risks faced by the company which primarily arise from interest rate, credit and and liquidity risks. It is not the policy of the company to enter into speculative transactions.

The company's principal financial instruments comprise bank balances, bank loans, trade creditors, trade debtors and loans to/from group companies. The purpose of these instruments is to raise funds for and finance the company's operations.

FINANCIAL INSTRUMENTS - RISK MANAGEMENT

Due to the nature of the financial instruments used by the company there is no exposure to price risk. The company's approach to managing other risks applicable to the financial instruments concerned is shown below.

In respect of bank balances liquidity risk has been managed through continual review of the funding status of the company and its exposure to liquidity risk.

In respect of loans these are controlled by the director and are made to and from related companies. The director is aware of group companies' required finance and has determined that these will only be repaid when the properties have been sold and finance is available.

Rent debtors are managed in respect of credit and cash flow risk by carrying out checks on prospective tenants and the regular monitoring of amounts outstanding for both time and credit limits. Trade creditors liquidity risk is managed by ensuring sufficient funds are available to meet amounts due.

Derivative transactions entered into by the company comprise interest rate swaps to limit the company's exposure to interest rate risk.

STATEMENT OF DIRECTOR'S RESPONSIBILITIES

The director is responsible for preparing the Report of the Director and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the director must not approve the financial statements unless he is 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 director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;

The director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

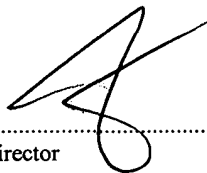
STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the director is aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and he 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 auditors are aware of that information.

REPORT OF THE DIRECTOR
FOR THE YEAR ENDED 31 DECEMBER 2015

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:



.....
A.C. Panayiotou - Director

Date:

8/9/16

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
ABILITY DEVELOPMENTS LIMITED

We have audited the financial statements of Ability Developments Limited for the year ended 31 December 2015 which comprise the Income statement, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), 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 a Report of the Auditors 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 director and auditors

As explained more fully in the Statement of Director's Responsibilities, the director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors, including "APB Ethical Standard - Provisions Available for Small Entities (Revised)", in the circumstances set out in note twelve to the financial statements.

Scope of the audit of the financial statements

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

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2015 and of its 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.

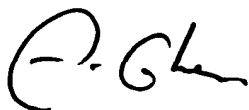
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Director for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of director's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the director was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Director.



Giles Cohen (Senior Statutory Auditor)
for and on behalf of Numera Partners LLP
Statutory Auditors
6th Floor
Charles House
108-110 Finchley Road
London
NW3 5JJ

Date: 8/9/16

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

ABILITY DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03280282)

INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2015

	Notes	31.12.15 £	31.12.14 £
TURNOVER		19,648,693	157,504
Cost of sales		20,042,086	16,349,296
GROSS LOSS		(393,393)	(16,191,792)
Administrative expenses		22,274,080	2,308,781
		(22,667,473)	(18,500,573)
Other operating income		402,882	290,890
OPERATING LOSS	4	(22,264,591)	(18,209,683)
Interest receivable and similar income		2,291,205	460,890
		(19,973,386)	(17,748,793)
Amounts written off investments		104	-
		(19,973,490)	(17,748,793)
Interest payable and similar expenses		(10,146,866)	1,534,940
LOSS BEFORE TAXATION		(9,826,624)	(19,283,733)
Tax on loss		-	-
LOSS FOR THE FINANCIAL YEAR		(9,826,624)	(19,283,733)

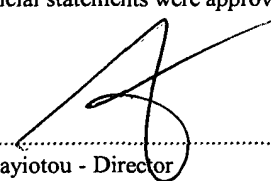
The notes form part of these financial statements

ABILITY DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03280282)**BALANCE SHEET**
31 DECEMBER 2015

	Notes	31.12.15 £	31.12.14 £
FIXED ASSETS			
Tangible assets	5	61,756	71,195
Investments	6	6	110
		<u>61,762</u>	<u>71,305</u>
CURRENT ASSETS			
Stocks		-	19,500,000
Debtors: amounts falling due within one year	7	2,872,152	16,950,221
Debtors: amounts falling due after more than one year	7	64,431,627	73,485,445
Cash at bank and in hand		1,252,216	3,737,853
		<u>68,555,995</u>	<u>113,673,519</u>
CREDITORS			
Amounts falling due within one year	8	7,850,147	35,204,061
NET CURRENT ASSETS		<u>60,705,848</u>	<u>78,469,458</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>60,767,610</u>	<u>78,540,763</u>
CREDITORS			
Amounts falling due after more than one year	9	-	2,625,664
NET ASSETS		<u><u>60,767,610</u></u>	<u><u>75,915,099</u></u>
CAPITAL AND RESERVES			
Called up share capital		99	99
Other reserves		(5,320,865)	-
Retained earnings		66,088,376	75,915,000
SHAREHOLDERS' FUNDS		<u><u>60,767,610</u></u>	<u><u>75,915,099</u></u>

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 8/9/16 and were signed by:


A.C. Panayiotou - Director

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

1. STATUTORY INFORMATION

Ability Developments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Preparation of consolidated financial statements

The financial statements contain information about Ability Developments Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertaking are included by full consolidation in the consolidated financial statements of its parent, A.P. The Ability Group Limited, a company registered in Cyprus.

Turnover

Turnover represents net rental income and property sales, excluding value added tax. Revenue and profit on sales of properties are recognised on legal completion.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 33% on reducing balance and 15% on reducing balance

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date except for where balances are of a permanent nature. In this circumstance assets and liabilities are translated using the historic rate of exchange in force at the date of the original transaction. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to the profit and loss account over the relevant period. The capital element of the future payments is treated as a liability.

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

Financial liabilities

Basic financial liabilities, including trade and other payables, and loans from fellow group companies are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts discounted at the market rate of interest.

Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current tax is the amount of income tax payable in respect of the taxable profit for the year. Tax is calculated on the basis of tax rates and laws that have been enacted by the period end.

Fixed asset investments

Investments in subsidiaries are carried at cost less impairment.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2015

2. ACCOUNTING POLICIES - continued

Other operating income

Other operating income includes intercompany loan interest and other associated property income, excluding value added tax.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 11.

4. OPERATING LOSS

The operating loss is stated after charging:

	31.12.15	31.12.14
	£	£
Depreciation - owned assets	<u>13,329</u>	<u>15,687</u>

5. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 January 2015	239,514
Additions	<u>3,890</u>
At 31 December 2015	<u>243,404</u>
DEPRECIATION	
At 1 January 2015	168,319
Charge for year	<u>13,329</u>
At 31 December 2015	<u>181,648</u>
NET BOOK VALUE	
At 31 December 2015	<u>61,756</u>
At 31 December 2014	<u>71,195</u>

6. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 January 2015	110
Impairments	<u>(104)</u>
At 31 December 2015	<u>6</u>
NET BOOK VALUE	
At 31 December 2015	<u>6</u>
At 31 December 2014	<u>110</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

ABILITY DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03280282)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2015

6. FIXED ASSET INVESTMENTS - continued

Ability Air Limited

Registered office: Top Floor, Hampton by Hilton, 42-50 Kimpton Road, Luton, Bedfordshire, LU2 0NB

Nature of business: Holding company

	%
Class of shares:	holding
Ordinary shares	100.00

Ability Shipping Limited

Registered office: Top Floor, Hampton by Hilton, 42-50 Kimpton Road, Luton, Bedfordshire, LU2 0NB

Nature of business: Holding company

	%
Class of shares:	holding
Ordinary	100.00

The Ability Group Limited

Registered office: Top Floor, Hampton by Hilton, 42-50 Kimpton Road, Luton, Bedfordshire, LU2 0NB

Nature of business: Dormant company

	%
Class of shares:	holding
Ordinary share	100.00

Ability Yacht Charter LLP *

Registered office: Top Floor, Hampton by Hilton, 42-50 Kimpton Road, Luton, Bedfordshire, LU2 0NB

Nature of business: Yacht owning & chartering

	%
Class of shares:	holding
Ordinary	10.00

* Held through intermediate subsidiary company.

Ability Air Charter LLP *

Registered office: Top Floor, Hampton by Hilton, 42-50 Kimpton Road, Luton, Bedfordshire, LU2 0NB

Nature of business: Charter of passenger aircraft and travel

	%
Class of shares:	holding
Ordinary	10.00

* Held through intermediate subsidiary company.

7. DEBTORS

	31.12.15	31.12.14
	£	£
Amounts falling due within one year:		
Trade debtors	55,919	48,546
Amounts owed by group undertakings	2,772,076	13,373,261
Other debtors	44,157	3,528,414
	<u>2,872,152</u>	<u>16,950,221</u>
Amounts falling due after more than one year:		
Other debtors	<u>64,431,627</u>	<u>73,485,445</u>
Aggregate amounts	<u>67,303,779</u>	<u>90,435,666</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2015

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.15	31.12.14
	£	£
Bank loans and overdrafts	-	29,374,400
Trade creditors	192,117	145,784
Amounts owed to group undertakings	2,619,734	47,749
Taxation and social security	49,955	40,570
Other creditors	4,988,341	5,595,558
	<u>7,850,147</u>	<u>35,204,061</u>

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.15	31.12.14
	£	£
Other creditors	-	2,625,664
	<u>-</u>	<u>2,625,664</u>

10. CONTINGENT LIABILITIES

The company is from time to time party to legal actions arising in the ordinary course of business. The director has advised that there are no current actions which could have a material adverse effect on the financial position of the company.

11. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

12. APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

13. ULTIMATE CONTROLLING PARTY

The company is under the control of the ultimate parent company, A.P. The Ability Group Limited. A.P. The Ability Group Limited is incorporated in Cyprus, and is under the ultimate control of The Costas Panayiotou 1997 Settlement Trust.