

ASIA HOUSE

Company Limited by Guarantee

**CONSOLIDATED REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

Company Number 03312073

Charity Number 1072696

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ASIA HOUSE
CONSOLIDATED REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

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ASIA HOUSE

REFERENCE AND ADMINISTRATIVE INFORMATION

TRUSTEES

Lord Green of Hurstpierpoint - CHAIRMAN
Ann Almeida
Stephen Ball
Matt Cavanagh, Prudential plc
Victor Chu, First Eastern Investment Group
Sir Sherard Cowper-Coles KCMG LVO, HSBC
Martin Dewhurst, McKinsey & Company
Albert Ellis
Anne Ruth Herkes
Gregory Hodkinson, Arup
Tanuj Kapilashrami -Appointed 4th March 2020
Naina Lal Kidwai
Edward Knapp
Dr Deborah Swallow, The Courtauld Institute of Art
Wendy Wang, HSBC

KEY MANAGEMENT PERSONNEL

Chief Executive
Director of Corporate Affairs
Head of Operations and Events
Communications Manager

Michael Lawrence
Charlie Humphreys
Philip Woodford-Smith
Luke Foddy

CHARITY REGISTRATION NUMBER

1072696

COMPANY REGISTRATION NUMBER

3312073

REGISTERED OFFICE

63 New Cavendish Street
London W1G 7LP

INDEPENDENT AUDITORS

Saffery Champness LLP
71 Queen Victoria Street
London
EC4V 4BE

INVESTMENT MANAGERS

RATHBONES
28 St Andrew Square
Edinburgh
EH2 1AF

BANKERS

HSBC
89 Buckingham Palace Road
London
SW1W 0QL

SOLICITORS

RadcliffesLeBrasseur
5 Great College Street
London
SW1P 3SS

ASIA HOUSE
TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees of Asia House present their report and financial statements for the year ended 31 December 2020, which have been prepared in accordance with the Companies Act 2006, in accordance with Charities Act 2011 and Charities SORP (second edition)

CONSTITUTION

The company was incorporated on 29 January 1997 and was registered as a charity with the Charity Commission on 2 December 1998.

On 30 June 2000, Asia House purchased as a going concern all of the undertakings, assets, liabilities and obligations of Asia House Trust, a registered charity which had substantially the same objects as Asia House.

OBJECTS OF THE CHARITY

Asia House was founded to establish and maintain, for the public benefit, an Asia focused institution to further the appreciation and understanding of Asian countries, their cultures, religions and economies and to foster closer communication between the peoples of Europe and Asia through a programme of exhibitions, lectures, conferences and meetings.

TRUSTEES AND GOVERNANCE

The trustees who served during the year are named on page 2. Following the Government's implementation of the Charities Act 2011, the Trustees are cognisant of their responsibilities in demonstrating public benefit and have regard to the Charity Commission's guidance in this area.

The Finance, Audit and Risk Committee, on behalf of the Board, reviews the audit and finances of Asia House and maintains an overview of the risk management and governance processes ensuring that the system of internal control is satisfactory.

The Remuneration Committee sets and reviews the policies for remuneration of the CEO and for performance related pay and bonuses.

The Investment Committee oversees and reviews the performance of Asia House's investment fund.

The Nominations Committee considers trustee nominations and makes recommendations for the composition of the Board of Trustees to a meeting of the Trustees.

Following appointment, new trustees receive an induction briefing from the Chairman and CEO during a visit to Asia House.

PRINCIPAL ACTIVITIES

Asia House achieves its objectives through Cultural and Corporate Programmes.

The Cultural (Arts and Learning) Programme delivers a wide range of activities that highlight the culture, beliefs, political and economic current affairs of the countries of Asia. The pan-Asian nature of the programme is crucial in delivering our objectives and ensuring the expansion and diversity of our audiences.

The Corporate (Business and Policy) Programme is designed to stimulate debate and intellectual leadership on key current issues by bringing together leading Asian politicians and diplomats, businesspeople and decision makers together with CEOs and executives from UK and Asian based companies.

ASIA HOUSE
TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

INVESTMENT POLICY AND PERFORMANCE

The Asia House Investment Fund was established in January 2017 from the proceeds of the sale of the rear of 63 New Cavendish Street and 34 Weymouth Mews with the objective of maximising long-term total return, subject to not exceeding an agreed level of risk.

Asia House can invest those funds without regard to whether the investment return is in the form of capital appreciation or income and with discretion to apply any part of the total investment return as income for spending each year. If the capital value of the portfolio were to fall during the year, the trustees would still have discretion to use funds from the portfolio as they see fit.

The core Asia House investment strategy remains: to manage the portfolio to deliver long-term absolute returns without specific regard to income generation to diversify the portfolio across multiple asset classes. While ethical, social, and environmental considerations are taken into account when investments are made, there are no formal restrictions in place to preclude investment in specific companies, sectors, or countries.

REMUNERATION POLICY

The governing principles of the Charity's remuneration policy are as follows:

- To ensure delivery of the Charity's objectives
- To attract and retain a motivated workforce with the skills and expertise necessary for organisational effectiveness
- That remuneration should be equitable and coherent across the organisation
- To take account of the purposes, aims and values of the Charity
- To ensure that pay levels and pay increases are appropriate in the context of the interests of our beneficiaries

The pay of the senior staff is reviewed annually. The remuneration benchmark is the mid-point of the range paid for similar roles adjusted for a weighting for any additional responsibilities. If recruitment has proven difficult in the recent past, a market addition is also paid.

RISK MANAGEMENT

The trustees have a risk management strategy, which comprises:

- a regular review of the principal risks and uncertainties that the charity and its subsidiary Asia House Enterprises Ltd ;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review; and
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

This work has identified that financial sustainability is the major financial risk for both the charity and its subsidiary. A key element in the management of financial risk is a regular review of available liquid funds to settle debts as they fall due, regular liaison with the bank, and active management of trade debtors and creditors balances to ensure sufficient working capital by the Trust and its subsidiary company. Attention has also been focussed on non-financial risks arising from fire, health and safety of artists and audience, management of performing rights and food hygiene. These risks are managed by ensuring accreditation is up to date, having robust policies and procedures in place and regular awareness training for staff working in these operational areas.

ASIA HOUSE

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

Systems of internal control, designed to provide reasonable assurance against material misstatement and loss, include:

- regular reports to the Trustees by the Chief Executive
- regular briefing of Chairman by the Chief Executive
- an annual budget approved by the Trustees
- regular consideration by the Trustees of the financial results, variance from budgets and non-financial performance indicators

Trustees review the Charity's risk register annually. The register identifies the types of risks the charity faces, prioritises them in terms of potential impact and likelihood, and identifies means of mitigating each risk. The day-to-day responsibility for managing the risks is delegated by the Trustees to the Chief Executive and Senior Management.

PRINCIPAL RISK AND UNCERTAINTIES

The impact of COVID-19 has been considered on the charity's future plans and budgeting processes and the effect of the outbreak had a significant risk into the December 2020 year end.

The Board of Trustees was presented with a revised forecast considering the impact of COVID-19. It showed an expected loss of £540k for year-end 2020. The Board was satisfied with the plans to mitigate the expected losses and £750k funds were drawn from the investment portfolio during the year to relieve any potential cashflow problems.

ASIA HOUSE
TRUSTEES' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

Business and Policy Programme 2020 Review

Despite the major disruptions during the course of 2020, Asia House was able to continue to inform and educate audiences on key economic and policy developments in Asia. Asia House helped to foster closer relations during a period which saw political tensions rising between some of the world's major economies very significant economic and social challenges, especially among the developing economies in Asia. Asia House was able to forge critical connections and help promote informed understanding of the key issues faced by Asian countries and societies at a time of international crisis. While Asia House expanded its content covering global cooperation on health and life sciences, it remained focused on its core competency of increasing knowledge of the latest developments in international trade and investment, with an additional focus in 2020 on economic recovery following the devastating impacts of the Covid-19 pandemic.

The biggest challenge that Asia House faced in 2020 in implementing the Business and Policy Programme was navigating the profound impact of the pandemic on our own operations, but also on the external business environment. Despite these challenges, Asia House was able to maintain much of its regular programme of activities. Although Asia House was able to hold one major international conference – in Riyadh, Saudi Arabia – before the pandemic began, most of the international events, were not possible due to the restrictions on international travel. The annual Global Trade Dialogue conference usually held in Singapore was held as a webinar and most of the Asia House events which took place in 2020 were either fully digital – hosted by Asia House but with participants joining remotely via video link, or were delivered via a 'hybrid' model, which saw some live discussions joined by a contingent of participants remotely. Moving to digital programming enabled Asia House to reach a wider audience across Europe, Asia and the Middle East. Total audience numbers were, on average, 42 per cent higher per programme than in the previous year.

Beyond the events and publications, Asia House developed the following new initiatives, some of which addressed the issues caused by the pandemic:

- Regular monitoring and analysis of policies and actions taken by governments in Asia to mitigate the impact of the pandemic, distributed weekly by email to relevant audiences.
- The adoption of enhanced digital engagement platforms and strategies to maximise the impact of the organisation's work, broaden our network and influence.
- Working Groups on key themes for international trade, investment and public policy. These groups brought together experts with officials and business practitioners on key topics. The two Working Groups which were established in 2020 were on the UK's accession to the CPTPP trade agreement following its exit from the EU and Decarbonisation in China.
- Webinars – moving our existing medium and large-scale conferences to a totally digital platform, increasing the size and geographical diversity of our audiences and creating a useful digital record of discussions which has allowed us to distribute this valuable content more widely.
- Regular research publications and short articles published online to increase the impact of the work of the organisation, reach new audiences and build a wider community for useful discussions and engagement.

Asia House Advisory

Asia House undertook a major project in 2020 to produce a comprehensive report on the *Future of Trade* for a corporate member based in the Middle East. This 170-page publication was a detailed overview of the key issues likely to impact global trade and investment dynamics over the next decade, including new technologies, geopolitics, shifting economic demand, demographics, the evolution of the multilateral rules-based system, the future of jobs and work and the growth in economic prosperity across Asia.

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Asia House completed a number of interviews and focus groups across with business practitioners based in the US, Europe, Africa and Asia – including the Middle East. Along with research conducted by Asia House and econometric data produced by a third party specifically for the project, the findings from these focus groups was incorporated into clear chapters analysing current views from the business and policy community and identifying key challenges and opportunities in related sectors and markets.

Corporate Membership

During the course of 2020, we were able to retain the majority of our corporate members and even recruit additional corporate members, despite the very challenging economic environment in which to secure new sources of revenue. This has helped to underpin the work of Asia House as an institution and further increase our impact by expanding our business and policy network.

Programme Themes

COVID-19: updates from on the ground

Throughout the coronavirus outbreak, government ministers and senior officials across the globe joined Asia House's platform virtually to provide updates from on the ground on the management of the pandemic and the immediate impact on politics and the economy.

Specific countries:

- **China:** Dame Barbara Woodward, British Ambassador to China; Zhu Guangyao, former Chinese Finance Minister
- **Hong Kong:** Edward Yau, Secretary of Commerce and Economic Development
- **Indonesia:** Dr Chatib Basri, Former Indonesian Finance Minister
- **Malaysia:** Nazir Razak, former Chairman of CIMB
- **Singapore:** Professor Danny Quah, Dean of the Lee Kuan Yew School of Public Policy
- **Vietnam:** Bui Thanh Son, Deputy Foreign Minister of Vietnam

Global/regional perspectives:

- **ASEAN region:** Jon Lambe, UK Ambassador to ASEAN
- **EU:** Gunnar Wiegand, Managing Director for Asia and the Pacific, European External Action Service
- **Developing Asia:** Ahmed Saeed, Vice President of the Asian Development Bank
- **WTO:** Bob Koopman, Chief Economist, WTO

Key countries of interest: political and economic developments

As part of our ongoing efforts to ensure our members receive up-to-date information, Asia House hosted experts, government ministers and senior officials to discuss ongoing political and economic developments in the UK and key markets of interest:

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TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

- **Outlook for the financial sector in Hong Kong:** Eddie Yue, Chief Executive, Hong Kong Monetary Authority
- **Malaysia's hosting of the APEC Summit and regional trade relationships:** Darell Leiking, then-Minister for International Trade and Industry
- **Outlook for the UK's economy:** Jon Cunliffe, Deputy Governor of the Bank of England
- **Spurring investment into Indonesia post-Covid:** Luhut Pandjaitan, Indonesian Coordinating Minister for Maritime Affairs and Investment
- **Beyond Abenomics in Japan and key figures in the race for the next PM:** Toyoaki Fujiwara, Politics and Economy News Editor, Nikkei Asian Review
- **Political upheaval and protests in Thailand:** Brian Davidson, UK Ambassador in Thailand
- **India's turning point; an economic agenda to spur growth and jobs in India towards 2030:** Anu Madgavkar, Partner at the McKinsey Global Institute (MGI); Amitabh Kant, CEO of NITI Aayog; and James Crabtree, Associate Professor at the Lee Kuan Yew School of Public Policy (held in partnership with MGI)
- **Malaysian politics and UK-Malaysia trade:** Charles Hay, UK High Commissioner to Malaysia

The Asia House Middle East Programme

Asia House continued our series of briefings aiming to help organisations better understand the Middle East region and its role in global trade:

- **The Asia House Middle East Trade Dialogue - Saudi Arabia 2020:** this conference convened guests from throughout the Middle East and Europe in Riyadh to explore the future of trade in the region. With a keynote address from Lubna Olayan and other expert speakers from SABB, Saudi Aramco, Accenture and the UK government, this event addressed issues including sustainability, the role of women and geopolitics ahead of Saudi Arabia's presidency of the G20.
- **Future of finance in the Middle East amidst the COVID-19 pandemic:** Arif Amiri, CEO of DIFC; Ali Hassan, Senior Representative for Europe, DIFC; Dan McLaughlin, Director of International Affairs, SmartPension
- **The impact of COVID-19 and the oil price war on trade in the Gulf:** Simon Penney, HM Trade Commissioner for the Middle East
- **Reflecting on Saudi Arabia's dramatically changing landscape:** Neil Crompton, Her Majesty's Ambassador to the Kingdom of Saudi Arabia
- **Looking ahead to the G20 leaders' summit in Riyadh:** HRH Prince Khalid Bin Bandar Bin Sultan, Saudi Ambassador to the UK

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Global Trade

Building on the successes of previous Global Trade Dialogue, Asia House produced the first virtual iteration of this event in December. The Dialogue focused on the role of technology in transforming trade and economy in the post-COVID world, as well as recent developments including the election of Joe Biden as US President. It featured leading global figures: leading AI pioneer Dr Kai-Fu Lee, Chief Economist of the WTO Bob Koopman, Dean and Professor of the China Institute for WTO Studies Tu Xinquan, and Google APAC President Scott Beaumont.

Throughout the year, we also brought in former US officials and experts to share insights on US-China relations against the backdrop of the 2020 presidential elections and global pandemic.

- Myron Brilliant, Executive Vice President and Head of International Affairs, US Chamber of Commerce
- Barbara Weisel, former Assistant USTR for Southeast Asia and the Pacific
- Randy Schriver, Former US Assistant Secretary of Defense for Indo-Pacific Affairs

Developments and key trends in China

- **COVID's impact on the Chinese Economy:** this webinar in partnership with CKGSB, with experts from NATIXIS and Caixin Media, explored the progress of China's economic recovery from the coronavirus crisis, looking closely at business sentiments and policy responses of the Chinese government.
- **COVID-19, e-commerce and the rise of new retail in China:** Together with TechNode, Asia House convened experts and key stakeholders from the McKinsey Global Institute, Pinduoduo and venture capitalist Pocket Sun to discuss the remarkable growth in China's e-commerce sector due to COVID-19, and whether the Chinese experience could be replicated across other emerging markets.
- **China's role in ASEAN's COVID-19 economic recovery:** in partnership with Singapore-based Business China, Asia House brought together Singapore Trade Minister Dr Koh Poh Koon with other senior figures (Cesar Purisima; Mukhtar Hussain; Dr Tu Xinquan) to discuss the growing cooperation between China and ASEAN against the backdrop of COVID-19 and heightening geopolitical tensions.
- **COVID-19 and Emerging Tech Trends in China:** together with CKGSB, Asia House hosted speakers from SCMP, Sinovation Ventures and Accenture to explore the new era of digitalisation in China, discussing trends such as online shopping to the data fuelling the next wave of AI applications.

The UK's trade and investment agenda

Asia House has hosted UK Ministers and senior officials on the future of Global Britain in Asia, including the prospects of various trade deals and joining the CPTPP, as well as the UK's strategy for increasing FDI and portfolio investment into the UK.

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- Natalie Black, HM Trade Commissioner for Asia Pacific
- Lord Grimstone, Minister for Investment at DIT and BEIS
- Crawford Falconer, Chief Trade Negotiation Adviser for the UK government
- Greg Hands, Minister of State for Trade Policy
- Emily Thornberry, Shadow Secretary of State for International Trade
- Nigel Adams, Minister for Asia at the Foreign, Commonwealth and Development Office

UK-China relations

Following a rise in tensions over the introduction of the national security law in Hong Kong, the rejection of Huawei by Britain marked a new low in bilateral relations. The establishment of the China Research Group further indicated the shifting attitudes in Britain towards China. Asia House has provided a platform for corporates to hear from key stakeholders on these critical issues, including:

- HE Liu Xiaoming, Chinese Ambassador to the UK
- Tom Tugendhat MP, Chair of the House of Commons Foreign Affairs Select Committee
- Caroline Wilson, UK Ambassador Designate to China
- Lord William Hague, former UK Foreign Secretary (at a roundtable held in partnership with CKGSB, alongside Dean Xiang Bing and DBS Chief Economist Taimur Beig)

Climate change

- **UK and COP-26.** Asia House began a series of events which focus on the UK's hosting of the COP-26 in 2021 and how climate change is at the centre of UK's engagement with Asian markets. This series began with a key briefing from The Rt Hon Alok Sharma MP, Secretary of State for Business, Energy and Industrial Strategy and President of the COP26 Climate Change Conference.
- **Climate risk and response:** at a conference in partnership with the McKinsey Global Institute (MGI), Asia House brought together experts from the MGI, HSBC, Zurich Insurance Group, the Green Finance Institute and the Grantham Research Institute to discuss the risks posed by climate change and the responses of the finance sector.

Infrastructure

- **The UK's Belt & Road Strategy after Brexit:** at a conference in partnership with University of Nottingham, Asia House brought together Sir Douglas Flint, the UK's Special Envoy to the BRI, and speakers from the Chinese Embassy, HSBC, and the UoN to discuss the UK's post-Brexit approach to the Beijing-backed infrastructure programme.
- **Updates on the AIIB's strategy and the UK's role:** Sir Danny Alexander, Vice President and Corporate Secretary, AIIB

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Diversity & inclusion

- **Women in Business: Closing the gender gap in employment and leadership:** in partnership with Standard Chartered, Asia House convened business leaders and policy experts (Canadian High Commissioner Janice Charette, Accenture's Barbara Harvey and Sintesa Group CEO Shinta Kamdani) to discuss closing the gender gaps that persist in female employment and leadership – a key theme of this year's B20, hosted by Saudi Arabia.
- **COVID-19 and gender equality:** in partnership with the McKinsey Global Institute, Asia House brought together experts to discuss the setback that COVID has presented to gender equality and the areas where intervention will be critical.

Other themes

- **Global collaboration in vaccines:** in partnership with Pfizer, Asia House convened experts in the field of vaccine development and promotion to discuss collaboration across the healthcare system in the age of COVID-19, and how such innovations will shape future pandemic preparedness.
- **Japan-UK economic partnership after Brexit:** in a project supported by the Embassy of Japan, Asia House will be looking at the recently signed UK-Japan Comprehensive Economic Partnership Agreement and closer economic cooperation between the two sides.

Arts and Learning Programme 2020 Review

Overview

This year saw unprecedented challenges to the Arts and Learning Programme, with the pandemic disrupting the activities planned for 2020. However, the team adapted quickly to the challenge, and transitioned seamlessly to a digital offering that retained audiences and kept our commitments to funders.

Arts in Isolation series (Converging Paths)

The Converging Paths programme, funded by the Barakat Trust, was initially planned as a series of physical events exploring the Islamic World. However, with COVID-19 rendering physical events impossible, we proactively worked with the Barakat Trust to find alternative programming. This resulted in a podcast series (Arts in Isolation) which proved very successful.

Arts in Isolation:

Total downloads: **10,502**

Average listens per podcast: **388**

This work ensured we were able to retain the Barakat Trust funding of £10,000 originally intended for physical events.

One Voice

Originally planned as an events series exploring the diversity of Asian music, the One Voice project (funded by the Fenton Trust) was also adapted into a digital content offering. The team created a 25 minute film which delves into the themes originally intended for the events. This has been extremely well received, with a second episode in development. We are extremely proud of this piece of work, which adheres to excellent production values and is likely to remain a flagship piece of Asia House Arts and Learning content.

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Episode One:

Total views: **6,144**

This work ensured we were able to retain the funding of £5000 from the Fenton Trust.

Literature Festival

Due to the COVID-19 pandemic, the decision was taken not to host a Literature Festival in 2020.

Arts and Learning subscribers

Our email subscriber list has grown to **10,229 subscribers** and remains a key marketing tool.

Funding

Despite the challenges of 2020, we were able to secure and retain **£20,000** in external funding:

Barak Trust: **£10,000**

Fenton Arts Trust: **£5,000**

Al Tajir Trust: **£5,000**

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FINANCIAL REVIEW

In the year to 31 December 2020, Asia House delivered an Operating deficit of £472k before depreciation and investment gains, and deficit of 96k after depreciation and investment gains.

(2019: Operating Surplus of £42k before depreciation and investment gains/losses, and a surplus of £424k after depreciation and investment gains)

Asia House Enterprises Ltd, a wholly owned subsidiary of Asia House continued to trade well.

The concerted effort to recruit a broader base of Corporate Partners continues. The Founding Stakeholders, HSBC, Prudential and Standard Chartered continue to support this effort. During the year, the following new corporate members were recruited:

- BDO
- London Stock Exchange
- Nomura Research Institute
- Pearson
- Willis Tower Watson

RESERVES POLICY AND GOING CONCERN

To safeguard the need for sufficient funds to cover on-going management and administration and support costs, the reserve policy set by the Board is to maintain free reserves at a level that equals three months' operating and charitable expenditure anticipated in 2021.

At 31st December 2020 the charity's free reserve was £493k. This is above the target of £336k required.

ASIA HOUSE ENTERPRISES

Asia House Enterprises Ltd is a trading subsidiary of Asia House, operating the corporate membership programme and commercial letting of the function rooms at 63 New Cavendish Street.

Net income generated by Asia House Enterprises was £20k (£728k in 2019).

FUNDRAISING

Asia House does not actively engage in any significant fundraising as described in guidance from the Charity Commission "Charity fundraising: a guide to trustee duties (CC20)", and so has not engaged a professional fundraiser or commercial participator to carry out any fundraising activities, and has therefore not subscribed to any fundraising standards or scheme of fundraising regulation. No complaints have been recorded about any fundraising activity and the Charity does not conduct any fundraising behaviour that could be expected to unreasonably intrude or place undue pressure on vulnerable people and other members of the public to give money or other property to the Charity.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of Asia House for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice.)

Company law required trustees to prepare financial statements for each financial year, which give a true and fair view of the state of the affairs of the charitable company and of its income, and expenditure for that period.

ASIA HOUSE

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In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether a Statement of Recommended Practice (SORP) applies and has been followed, subject to any material departures which are explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

AUDITORS

Saffery Champness LLP have indicated their willingness to continue in office and are deemed to be reappointed in accordance with section 487(2) of the Companies Act 2006.

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

By order of the Board of Trustees.



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Lord Green of Hurstpierpoint, Chairman

22 June 2021

**INDEPENDENT AUDITORS' CONSOLIDATED REPORT TO THE MEMBERS &
TRUSTEES OF ASIA HOUSE**

Opinion

We have audited the financial statements of Asia House (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 December 2020 which comprise Consolidated Statement of Financial Activities, Consolidated Summary Income and Expenditure Account, Parent Charitable Company Balance Sheet, the Cash Flow Statements and notes to the financial statements, including a summary of significant accounting policies. 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).

In our opinion the financial statements:

- give a true and fair view of the state of the affairs of the group and the parent charitable company as at 31 December 2020 and of the group's incoming resources and application of resources, including its income and expenditure, 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.

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 parent charitable 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

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS & TRUSTEES OF ASIA HOUSE

Other information

The trustees 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 this regard.

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 Trustees' Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Annual Report which includes the Directors' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and the parent charitable company and their environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities set out on page 13, the trustees (who are also the directors of the parent charitable company for the purposes of company law) 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 trustees determine is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS & TRUSTEES OF ASIA HOUSE

In preparing the financial statements, the trustees are responsible for assessing the group and the parent charitable 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 trustees either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under the Companies Act 2006 and report in accordance with regulations made under that Act.

Our objectives are to obtain reasonable assurance about whether the group and parent 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the group and parent charitable company's financial statements to material misstatement and how fraud might occur, including through discussions with the trustees, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the group and parent charitable company by discussions with trustees and updating our understanding of the sector in which the group and parent charitable company operate.

Laws and regulations of direct significance in the context of the group and parent charitable company include The Companies Act 2006 and guidance issued by the Charity Commission for England and Wales.

Audit response to risks identified:

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of financial statement disclosures. We reviewed the parent charitable company's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the parent charitable company's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.


INDEPENDENT AUDITORS' REPORT TO THE MEMBERS & TRUSTEES OF ASIA HOUSE

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: 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 parent charitable 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 parent charitable 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 parent charitable company and the parent charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



.....
Claire Wills (Senior Statutory Auditor)
for and on behalf of Saffery Champness LLP

Chartered Accountants
Statutory Auditors
Date: 23 June 2021

71 Queen Victoria Street
London
EC4V 4BE

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

ASIA HOUSE

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted Funds 2020 £'000	Restricted Funds 2020 £'000	Total Funds 2020 £'000	Unrestricted Funds 2019 £'000	Restricted Funds 2019 £'000	Total Funds 2019 £'000
INCOME FROM:							
Donations and Legacies		145	21	166	155	-	155
Income from trading Subsidiary	4	794	-	794	1,874	-	1,874
Charitable activities		86	-	86	61	-	61
Other income		125	-	125	166	-	166
Total income	3	1,150	21	1,171	2,256	-	2,256
EXPENDITURE ON:							
Venue Hire & Business & Policy		1,520	-	1,520	1,909	-	1,909
Charitable Activities		229	21	250	428	-	428
Total expenditure	5	1,749	21	1,770	2,337	-	2,337
NET INCOME/(EXPENDITURE) FOR THE YEAR		(599)	-	(599)	(81)	-	(81)
Other recognised gains:							
Realised (Unrealised) Gain		503		503	505		505
NET MOVEMENT IN FUNDS		(96)	-	(96)	424	-	424
TOTAL FUNDS BROUGHT FORWARD		9,420	10	9,430	8,996	10	9,006
TOTAL FUNDS CARRIED FORWARD	16	9,324	10	9,334	9,420	10	9,430

All of the charitable company's activities are derived from continuing activities.
All recognised gains and losses are included in the Statement of Financial Activities.
The notes on the accompanying pages form a part of these Financial Statements.

ASIA HOUSE
BALANCE SHEETS
AT 31 DECEMBER 2020

	Notes	Group		Charity	
		2020	2019	2020	2019
		£'000	£'000	£'000	£'000
FIXED ASSETS					
Tangible Assets	9	9,739	9,839	9,739	9,839
Intangible Assets	10	1	4	1	4
Investments	11	3,381	3,651	3,381	3,651
		<u>13,121</u>	<u>13,494</u>	<u>13,121</u>	<u>13,494</u>
CURRENT ASSETS					
Stock		1	3	-	-
Debtors	12	129	303	105	40
Cash at bank and in hand		1,009	348	800	106
		<u>1,139</u>	<u>654</u>	<u>905</u>	<u>146</u>
CREDITORS: amounts falling due within one year	13	<u>(646)</u>	<u>(438)</u>	<u>(432)</u>	<u>(658)</u>
NET CURRENT ASSETS/ (LIABILITIES)		<u>493</u>	<u>216</u>	<u>473</u>	<u>(512)</u>
TOTAL ASSETS LESS CURRENT (LIABILITIES)		13,614	13,710	13,594	12,982
CREDITORS: amounts falling due after more than one year	13	<u>(4,280)</u>	<u>(4,280)</u>	<u>(4,280)</u>	<u>(4,280)</u>
TOTAL NET ASSETS		<u>9,334</u>	<u>9,430</u>	<u>9,314</u>	<u>8,702</u>
FUNDS & RESERVES					
Unrestricted – General Fund	16	3,201	3,297	3,181	2,569
Revaluation Reserve	16	6,123	6,123	6,123	6,123
Restricted Fund	15	10	10	10	10
		<u>9,334</u>	<u>9,430</u>	<u>9,314</u>	<u>8,702</u>

As permitted by Section 408 Companies Act 2006 the parent charity has not presented its own SOFA. The charity's surplus for the year was £611k (2019:£277k)The financial statements on pages 3 to 32 to have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime. The notes on the accompanying pages form a part of these Financial Statements. Company Number: 03312073

Approved and authorised for issue by the Board of Trustees on 22 June 2021 and signed on its behalf by:

Stephen Green

.....
 Lord Green of Hurstpierpoint, Chairman

ASIA HOUSE
CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Group		Charity	
		2020	2019	2020	2019
		£'000	£'000	£'000	£'000
Net cash inflow from operating activities	22	(88)	77	(55)	33
Investing activities:					
Write off of fixed assets	11	(67)	-	(67)	-
Purchase of tangible fixed assets	10	(23)	(58)	(23)	(58)
Purchase of Investments	12	(446)	(820)	(446)	(820)
Sale of Investments	12	1,200	660	1,200	660
Income from Investments		85	83	85	93
Net cash generated/(used) in investing activities:		661	(48)	694	(92)
Net cash generated		661	(48)	694	(92)
Cash and cash equivalents at the beginning of the year		348	396	106	198
Total cash and cash equivalents at year end		1,009	348	800	106

ASIA HOUSE
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES

a. Basis of accounting

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charitable Company and its subsidiaries are a public benefit group for the purposes of FRS 102 and therefore the Charity also prepared its financial statements in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (The FRS Charities SORP (second edition), the Companies Act 2006 and Groups (Accounts and Reports) Regulations 2008 (SI 2008/410), and the Charities Act 2011. The functional currency is GBP. The Financial Statements are prepared under the historical cost convention with the exception of investments and leasehold property which have been included at fair value.

b. Preparation of the accounts on a going concern basis

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charitable group to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular, the trustees have considered the charitable group's forecasts and projections and have taken account of pressures on donation and investment income. After making enquiries the trustees have concluded that there is a reasonable expectation that the charitable group has adequate resources to continue in operational existence for the foreseeable future. The charitable group therefore continues to adopt the going concern basis in preparing its financial statements.

c. Basis of consolidation

Group financial statements consolidate the financial statements of Asia House and its wholly owned subsidiary undertakings, Asia House Enterprises Limited and Sixty Three New Cavendish Limited, for the year ended 31 December 2020. In accordance with Section 408 of the Companies Act 2006, no separate statement of financial activities is presented for Asia House.

d. Fund accounting

The general fund comprises those monies, which may be used towards meeting the charitable objectives of the charity at the discretion of the trustees.

The restricted fund comprises monies raised for, and their use restricted to, a specific purpose, or donations subject to donor-imposed conditions.

The non-charitable trading fund consists of the retained profits of activities conducted through non-charitable trading subsidiaries.

e. Incoming resources

Corporate subscriptions and advisory income is credited to the statement of financial activities in the year they fall due. Charitable donations and voluntary income is credited in the year in which they are received. Rental income and hire venue income is recognised on accruals basis.

f. Resources expended

Charitable expenditure comprises direct expenses incurred on the defined charitable purposes of the charity and includes direct staff costs attributable to the activity and an allocation of the general management and overhead costs.

Fundraising costs comprise expenditure incurred by the charity in inducing others to contribute to it.

Support costs are allocated across expenditure categories, based on average staff activity during the year.

ASIA HOUSE
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

g. Allocation of support costs

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include back office costs, finance, personnel, payroll and Governance costs, which support the Trusts artistic programmes and activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities. The bases on which support costs have been allocated are set out in note 4.

h. Fixed assets

Fixed assets are stated at cost (with the exception of leasehold property which is held at open market value), and depreciated over their estimated useful lives as follows:

Tangible fixed assets:

- Leasehold property & improvements - over 132 years
- Office, Plant & Machinery- 25% p.a. straight line

Intangible fixed assets:

- Website & database - 25% p.a. straight line

The Charity capitalises assets above £500.

Leasehold property included in the balance sheet at open market value as permitted by regulations made under the Companies Act 2006 and in accordance with financial reporting standard 15 accounting for fixed assets.

i. Investments

Investments are stated at market value at the balance sheet date. The Statement of Financial Activities includes the realised gains and losses on acquisitions and disposals as well as the unrealised gains and losses throughout the year. The unrealised gains or losses represent the difference between the market value and the book value on the annual accounting date, namely 31 December. Unrealised gains or losses are transferred to the accumulated fund. The actual gain or loss will depend upon the prices ruling at the time of sale. The figure for unrealised gains is therefore only an indication of the position

j. Stock

Stock comprises beverages for venue hire and is stated at the lower of cost and net realisable value.

k. Uses of Estimates and Judgements

In preparing financial statements, it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the trustees to have most significant effect on amounts recognised in the financial statements. The Leasehold Property was valued in 2016 at £10m by Savills. Leasehold property included in the balance sheet at open market value as permitted by regulations made under the Companies Act 2006 and in accordance with FRS 102. The Trustees have reviewed the carrying value of the property at 31 December 2020 and consider the value to remain appropriate

ASIA HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

1. Financial Instruments

a. Cash and cash equivalents

Cash and cash equivalents include cash at banks and in hand and short-term deposits with a maturity date of three months or less.

b. Debtors and creditors

Debtors and creditors receivable or payable within one year of the reporting date are carried at their transaction price. Debtors and creditors that are receivable or payable in more than one year and not subject to a market rate of interest, are measured at the present value of the expected future receipts or payment discounted at a market rate of interest.

2. INCOMING RESOURCES

	Charitable	Trading	2020	Charitable	Trading	2019
	£'000	£'000	£'000	£'000	£'000	£'000
Donations	166	-	166	155	-	159
Cultural Events	2	-	2	25	-	25
Friends and patrons	-	-	-	1	-	1
Corporate	-	525	525	-	775	775
Grants	5	-	5	32	-	32
Government grants	79	-	79			
Sponsorship	-	37	37	3	220	223
Other Income	125	232	357	166	879	1,045
	<u>377</u>	<u>794</u>	<u>1,171</u>	<u>382</u>	<u>1,874</u>	<u>2,256</u>

Included in 2020 donations and grants is £21k restricted income

3. RESULTS OF TRADING SUBSIDIARY

Asia House has two wholly owned trading subsidiaries, which are incorporated in England and Wales.

Asia House Enterprises Limited	2020	2019
	£'000	£'000
Income	794	1,874
Expenditure	(774)	(1,145)
Profit	20	729
Retained profit brought forward	729	581
Distribution to Asia House	(729)	(581)
Retained profit carried forward	<u>20</u>	<u>729</u>

ASIA HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

The principal activity of Asia House Enterprises Limited (Company number: 03242229) is the operation of a corporate membership programme for Asia House and the commercial letting of its function rooms. The Company distributes its profits to Asia House under gift aid.

Sixty Three New Cavendish Limited did not trade during the year or the prior year.

4. ANALYSIS OF RESOURCES EXPENDED

	Direct Costs	Support Costs	2020	Direct Costs	Support Costs	2019
	£'000	£'000	£'000	£'000	£'000	£'000
Fundraising	-	-	-	-	-	-
Venue Hire & Business & Policy	774	746	1,520	1,145	764	1,909
Cultural Programme	64	186	250	203	225	428
Total	838	932	1,770	1,348	989	2,337

£21k costs in relation on to restricted expenditure are included within the cultural programme costs

Analysis of Support Costs of Charitable Activities:	Basis of Allocation	2020 £'000	2019 £'000
Staff Costs	CEO, Finance & Digital staff	465	434
Office Running Costs	Divisional headcount	253	375
Legal & Professional Fees	Divisional headcount	65	45
Governance	Time spent	22	13
Depreciation & Amortisation	Divisional headcount	127	122
		932	989

5. NET MOVEMENT IN FUNDS

	2020 £'000	2019 £'000
This is stated after charging:		
Current Auditor's remuneration	11	-
Previous Auditor's remuneration	8	10
Auditors in respect of non- audit services	3	3
Depreciation	124	115
Amortisation	3	7
Board Expenses	1	1

6. STAFF COSTS AND NUMBERS - CHARITY AND GROUP

	2020 £'000	2019 £'000
Staff costs during the year were:		
Salaries & wages	901	934
Social security costs	95	102
Pension costs	31	27
	1,027	1,063
Consultants & Temporary Staff	22	21
Other Staff Costs	32	40
	1,081	1,124

ASIA HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

6. STAFF COSTS AND NUMBERS - CHARITY AND GROUP (continued)

The key management personnel of the group comprise those of the Charity and the key Management personnel of its wholly owned subsidiary Asia House Enterprises Ltd. The key management personnel are the Chief Executive, Director of Business and Policy, Head of Arts and Learning, Head of Finance, Head of Operations, and Communications Manager. Remuneration and benefits of key management personnel for the group were £420,800 (2019: £434,704).

Number of employees whose emoluments exceeded £60,000:

	2020	2019
£60,000 - £70,000	1	1
£70,000 - £80,000	1	-
£180,001 - £200,000	-	1
£200,001 - £250,000	<u>1</u>	<u>-</u>

Employers pension contributions in respect of the above employees were £12,453 (2019: £18,024)

Redundancy costs £2,500 (2019: £4,725). Average number of employees during the year was 23 (2019: 21)

7. TRUSTEES' REMUNERATION AND REIMBURSED EXPENSES

The charity trustees were not paid or received any other benefits from employment with the Trust or its subsidiary in the year (2019: nil). No Trustees were reimbursed during the year (2019: £1200). No charity trustee received payment for professional or other services to the charity (2019: nil). As per normal sector commercial practices, and the normal arrangement for speakers, the Charity paid £6,496 for accommodation and travel for one Trustee who was a speaker at the overseas conferences (this was reimbursed by the trustee in the following year (2021)).

8. TANGIBLE FIXED ASSETS – GROUP & CHARITY

	Leasehold Property £'000	Office, Plant & Machinery £'000	Total £'000
COST OR VALUATION			
At 1 January 2020	10,000	219	10,219
Additions	-	23	23
Disposals	-	(46)	(46)
At 31 December 2020	<u>10,000</u>	<u>196</u>	<u>10,196</u>
DEPRECIATION			
At 1 January 2020	261	119	380
Charge for the year	76	47	124
Eliminated on disposals	-	(46)	(47)
At 31 December 2020	<u>337</u>	<u>120</u>	<u>457</u>
NET BOOK VALUE			
At 31 December 2020	<u>9,663</u>	<u>76</u>	<u>9,739</u>
At 31 December 2019	<u>9,739</u>	<u>100</u>	<u>9,839</u>

The Leasehold Property was valued in 2016 at £10m by Savills. Leasehold property included in the balance sheet at open market value as permitted by regulations made under the Companies Act 2006 and

ASIA HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

8. TANGIBLE FIXED ASSETS – GROUP & CHARITY (continued)

in accordance with FRS 102. The Trustees have reviewed the carrying value of the property at 31 December 2020 and consider the value to remain appropriate.

HSBC Bank Plc holds Fixed and floating charges over the undertaking and all property and assets present and future including goodwill, book debts, capital buildings fixtures fixed plant and machinery.

9. INTANGIBLE ASSETS

	Database	Website	Total
	£'000	£'000	£'000
COST			
At 1 January 2020	21	14	35
Additions	-	-	-
Disposals	(21)	-	(21)
At 31 December 2020	-	14	14
AMORTISATION			
At 1 January 2020	21	10	31
Charge for the year	-	3	3
Eliminated	(21)	-	(21)
At 31 December 2020	-	13	13
NET BOOK VALUE			
At 31 December 2020	-	1	1
At 31 December 2019	-	4	4

10. INVESTMENTS

	2020	2019
	£'000	£'000
Investments at market value	3,309	3,563
Cash held within investment portfolio	72	88
	3,381	3,651
Market value at 1/1/20	3,563	2,985
Additions at cost	445	821
Disposals at carrying value	(1,201)	(660)
Unrealised gain/(loss)	468	495
Realised gain	34	10
Market value at 31/12/20	3,309	3,561
Historical cost at 31/12/20	2,471	3,127

ASIA HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

10. INVESTMENTS –Continued

Individual investments which are considered significant in relation to total values are:

	2020 %	2019 %
SCOTTISH MORTGAGE INV TRUST 5p Ordinary Shares	5.03	-
BAILLIE GIFFORD US TRUST 1p Ordinary Shares	4.85	-
MONKS INVESTMENT TRUST 5p Ordinary Shares	4.02	-
EDINBURGH WORLDWIDE INV TRUST 1p Ordinary Shares	3.39	-
LINK FUND SOLUTIONS Trojan Fund S Inc	3.3	2.9
ALLIANZ TECHNOLOGY TRUST PLC 25p Ordinary Shares	2.86	-
AMAZON COME INC USD 0.01 Common Stock	2.82	-
IMPAX ENVIRONMENTAL MKTS PLC 10p Ordinary shares	2.81	-
ISHARES PLC Physical Gold ETC (GBP)	2.72	-
PAYDEN GLOBAL FUNDS Gbl Infl Linked Bond Hgd Dist	2.52	-
BAILLIE GIFFORD & CO LTD Corporate Bond B Inc	2.5	2.8
	2020 £	2019 £
Investment in subsidiary		
Asia House Enterprises Limited	2	2
Sixty Three New Cavendish Limited	1	1
	<u>3</u>	<u>3</u>

Asia House owns all of the issued share capital of Asia House Enterprises Limited and Sixty Three New Cavendish Limited. The reserves of both subsidiaries at 31 December 2020 were £nil (2019: £nil)

11. DEBTORS

	Group		Charity	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Trade debtors	84	264	-	2
Intercompany debtor	-	-	60	-
Prepayments and accrued income	45	39	45	38
	<u>129</u>	<u>303</u>	<u>105</u>	<u>40</u>

ASIA HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

12. CREDITORS

	Group		Charity	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Amounts falling due within one year:				
Deferred income (note 13)	322	234	158	150
Trade creditors and accruals	165	152	115	456
Other taxes and social security	159	52	159	52
	<u>646</u>	<u>438</u>	<u>432</u>	<u>658</u>
Amounts falling due after More than one year:				
Bank loans repayable:				
Over 5 years	4,280	4,280	4,280	4,280
	<u>4,280</u>	<u>4,280</u>	<u>4,280</u>	<u>4,280</u>

The Bank loans total of £4,280,000 (2019: £4,280,000) are public benefit entity concessionary loans as the interest is below the prevailing market rate, repayable on 29th July 2028. The loans are interest free and were given to the charity to help further the purposes of its objects.

13. DEFERRED INCOME

	Group		Charity	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Deferred income b/fwd	234	268	150	157
Transferred to deferred income	(234)	(268)	(150)	(157)
Deferred income in year	322	234	159	150
	<u>322</u>	<u>234</u>	<u>159</u>	<u>150</u>

14. RESTRICTED FUNDS

The funds of the Charity include restricted funds comprising the following unexpended balances of donations held on trust to be applied for specific purposes:

	At 1/1/2020	Incoming Resources	Resources Expended	At 31/12/2020
	£'000	£'000	£'000	£'000
Studio Garden	10	-	-	10
Converging paths and One	-	21	21	-
	<u>10</u>	<u>21</u>	<u>21</u>	<u>10</u>

ASIA HOUSE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

14. RESTRICTED FUNDS (continued)

	At 1/1/2019 £'000	Incoming Resources £'000	Resources Expended £'000	At 31/12/2019 £'000
Studio Garden	10	-	-	10
	<u>10</u>	<u>-</u>	<u>-</u>	<u>10</u>

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Fund £'000	Restricted Fund £'000	Revaluation Reserve £'000	Total At 31/12/2020 £'000
Fund balances at 31 December 2020 are represented by:				
Fixed Assets	3,617	-	6,123	9,740
Investments	3,381	-	-	3,381
Current Assets	1,129	10	-	1,139
Creditors: within one year	(646)	-	-	(646)
Creditors: after one year	(4,280)	-	-	(4,280)
Total net assets	<u>3,201</u>	<u>10</u>	<u>6,123</u>	<u>9,334</u>

	Unrestricted Fund £'000	Restricted Fund £'000	Revaluation Reserve £'000	Total At 31/12/2019 £'000
Fund balances at 31 December 2019 are represented by:				
Fixed Assets	3,720	-	6,123	9,843
Investments	3,651	-	-	3,651
Current Assets	644	10	-	654
Creditors: within one year	(438)	-	-	(438)
Creditors: after one year	(4,280)	-	-	(4,280)
Total net assets	<u>3,297</u>	<u>10</u>	<u>6,123</u>	<u>9,430</u>

16. TAXATION

Asia House is a registered charity and therefore is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

17. LIABILITY OF MEMBERS

Asia House is constituted as a company limited by guarantee. In the event of the charity being wound up, members are required to contribute an amount not exceeding £1. At year-end date, the charity had one member (2019:1)

ASIA HOUSE**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2020****18. OPERATING LEASES**

At 31 December 2020, the charity had annual commitments under non-cancellable operating leases for plant and equipment as set out below:

	2020 £'000	2019 £'000
Within one year	4	5
Between 1 and 5 years	3	3
Total	<u>7</u>	<u>8</u>

19. RELATED PARTY TRANSACTIONS

The following amounts were received in donations, sponsorship, or other commercial transactions from Trustees' related parties:

	2020 £'000	2019 £'000
HSBC (Sherard Cowper-Coles & Wendy Wang)	75	98
Prudential (Matt Cavanagh)	60	60
Standard Chartered (Tanuj Kapilashrami)	60	60
KPMG (Stephen Ball)	0	25
Arup (Gregory Hodgkinson)	50	50
Bagri Foundation (The Honourable Apurv Bagri)	0	30
Harvey Nash (Albert Ellis)	10	25
McKinsey & Co (Martin Dewhurst)	25	38
	<u>280</u>	<u>386</u>

20. RECONCILIATION OF NET INCOMING RESOURCES TO NET CASH INFLOW FROM OPERATING ACTIVITIES

	Group		Charity	
	2020	2019	2020	2019
	£'000	£'000	£'000	£'000
Net incoming/(outgoing) resources	(96)	424	611	277
Depreciation charges	124	115	124	115
Amortisation charges	3	7	3	7
Investment gains	(503)	(505)	(503)	(505)
Decrease/(increase) in stock	3	-	-	-
Decrease/(increase) debtors	173	50	(64)	57
Increase/(decrease) in creditors	208	(14)	(226)	82
Net cash generated for operating activities	<u>(88)</u>	<u>77</u>	<u>(55)</u>	<u>33</u>

ASIA HOUSE**NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2020**

21. ANALYSIS OF CHANGES IN DEBT

	At start of year £'000	Cash- flows £'000	At end of year £'000
Cash	347	661	1,008
Overdraft facility repayable on demand	(50)	-	(50)
Loans falling due after one year	(4,280)	-	(4,280)
TOTAL	(3,983)	661	(3,322)