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PEEL INVESTMENTS (LJLA) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

COMPANY NUMBER 08945766

Contents

Company Information

Directors:	Steven Underwood A.C.A John Whittaker
Company number:	08945766
Registered Office:	Venus Building 1 Old Park Lane TraffordCity Manchester M17 8PG
Auditor:	Deloitte LLP Statutory Auditor Manchester United Kingdom
Bankers:	Barclays Bank Plc

Directors' Report *for the year ended 31 March 2020*

The directors present their annual report and the audited financial statements of the Group for the year ended 31 March 2020.

The Directors' Report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption and for the same reason a strategic report has not been prepared.

Principal Activities and Review of the Business

The principal activity of the Group is holding an investment in Liverpool Airport (Intermediate) No.1 Limited. The results for the year and the financial position at the year-end were considered satisfactory by the directors.

During the year the Group sold its investment, Liverpool Airport (Intermediate) No.1 Limited to its parent company, Peel Investments LJLA (IOM) Limited. The Company issued £4 million of share capital in the year.

The directors expect the current level of business activity to reduce in the future following the sale of the group's trading investment.

Going concern

In assessing going concern the directors consider the group's business activities, together with factors that are likely to affect its future development and position. The directors of the company note that the majority of the company's assets and liabilities are intercompany transactions with fellow Peel Group subsidiaries. The directors acknowledge that the company is dependent on the liquidity of the Peel Group and have concluded that the company requires Group support.

The directors have received confirmation that Peel Airports Holdings (IOM) Limited, the group's holding company, will continue to provide the necessary level of support to enable it to continue to operate for the foreseeable future.

Accordingly, after making enquiries and taking all factors into account, the directors have a reasonable expectation that the Company and the Group have adequate resources to continue in operational existence for the foreseeable future and therefore they continue to adopt the going concern basis in preparing the annual report and non-statutory financial statements.

Further details regarding the adoption of the going concern basis can be found in the statement of accounting policies in note 1 of the financial statements.

Directors

The following directors have held office during the year and thereafter:

Steven Underwood A.C.A
John Whittaker

Directors' indemnities

The company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

Auditor

The auditor, Deloitte LLP, is deemed to be re-appointed under section 487(2) of the Companies Act 2006.

Directors' Report *continued*

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice United Kingdom Accounting Standards and applicable law, including FRS 102 "The Financial Reporting Standard applicable in the UK & Republic of Ireland".

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

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Statement of disclosure to the auditor

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

(a) so far as the directors are aware, there is no relevant audit information of which the Company's auditor is unaware; and

(b) they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Future developments and uncertainties

The main risk associated with the departure of the UK from the EU is the potential negative impact on the macroeconomic environment. This is as a result of the uncertainty surrounding transitional and post-Brexit arrangement and broader consumer confidence. More specifically the group is affected by changes in sentiment in the investment and aviation market in which it operates.

In light of the current COVID-19 pandemic, which has had a significant impact on the economy, the directors have concluded that the company requires Group support.

The group continues to monitor the Brexit and Covid-19 situations closely.

Approved by the Board of Directors and signed on behalf of the Board

Steven Underwood A.C.A
Director
17 December 2020

Independent Auditor's Report to the members of Peel Investments (LJLA) Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Peel Investments (LJLA) Limited (the 'company') and its subsidiaries (the 'group'):

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 March 2020 and of the group's loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of which comprise:

- the group Profit and Loss account;
- the group and company Balance Sheets;
- group and company Statements of Changes in Equity; and
- the related notes 1 to 8.

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

Basis for opinion

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

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

Conclusions relating to going concern

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

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

We have nothing to report in respect of these matters.

Other information

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

Independent Auditor's Report to the members of Peel Investments (LJLA) Limited (continued)

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

We have nothing to report in respect of these matters.

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

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

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

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the 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.

In the light of the knowledge and understanding of the group and of the parent company and their environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

Matters on which we are required to report by exception
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

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

We have nothing to report in respect of these matters.

Independent Auditor's Report to the members of Peel Investments (LJLA) Limited (continued)

Use of our report

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

Rachel Argyle

Rachel Argyle (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
Manchester, United Kingdom

17 December 2020

Group Profit and Loss Account *for the year ended 31 March 2020*

	Note	2020 £	2019 £
Administrative expenses		(99,672)	(267,167)
Impairment of unlisted investments	4	(868,854)	-
Operating loss		(968,526)	(267,167)
Interest receivable and similar income		983,043	1,728,724
Interest payable and similar charges		(309,108)	(543,954)
(Loss)/profit before taxation		(294,591)	917,603
Tax credit on loss	3	82,500	-
(Loss)/profit after taxation		(212,091)	917,603

All the above results are derived from continuing operations.

There are no recognised gains and losses other than those passing through the Profit and Loss Account in the current period. Accordingly, no separate Statement of Comprehensive Income has been prepared.

Balance Sheets *as at 31 March 2020*

	Note	Group 2020 £	Group 2019 £	Company 2020 £	Company 2019 £
Fixed assets					
Investments	4	-	19,007,919	4,000,001	1
Current assets					
Debtors	5	4,931,334	27,779	1,101,846	1,050,650
Cash at bank and in hand		11,283	79,900	11,283	5,676
		4,942,617	107,679	1,113,129	1,056,326
Creditors: amounts falling due within one year	6	(1,233,178)	(19,194,068)	(1,223,613)	(1,160,695)
Net current assets/(liabilities)		3,709,439	(19,086,389)	(110,484)	(104,369)
Net assets/(liabilities)		3,709,439	(78,470)	3,889,517	(104,368)
Capital and reserves					
Called-up share capital	7	1	1	1	1
Profit and loss account		3,709,438	(78,471)	3,889,516	(104,369)
Shareholder's funds/(deficit)		3,709,439	(78,470)	3,889,517	(104,368)

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

During the year the holding company made a loss of £6,115 (2019: £19,861 loss).

The notes on pages 10 to 16 form an integral part of the financial statements.

The financial statements were approved by the Board of directors and authorised for issue on 17 December 2020.

Steven Underwood A.C.A
Director
Company Registration No: 08945766

Group Statement of Changes in Equity *as at 31 March 2020*

	Called-up share capital	Profit and loss account	Total
	£	£	£
At 1 April 2018	1	(996,074)	(996,073)
Profit and total comprehensive income for the year	-	917,603	917,603
At 31 March 2019	1	(78,471)	(78,470)
Loss and total comprehensive expense for the year	-	(212,091)	(212,091)
Share issue	4,000,000	-	4,000,000
Capital reduction	(4,000,000)	4,000,000	-
At 31 March 2020	1	3,709,438	3,709,439

Company Statement of Changes in Equity *as at 31 March 2020*

	Called-up share capital	Profit and loss account	Total
	£	£	£
At 1 April 2018	1	(84,508)	(84,507)
Loss and total comprehensive expense for the year	-	(19,861)	(19,861)
At 31 March 2019	1	(104,369)	(104,368)
Loss and total comprehensive expense for the year	-	(6,115)	(6,115)
Share issue	4,000,000	-	4,000,000
Capital reduction	(4,000,000)	4,000,000	-
At 31 March 2020	1	3,889,516	3,889,517

During the year the company issued 4,000,000 £1 ordinary shares. Following the issue of share capital, a capital reduction of 4,000,000 £1 ordinary shares was completed with the balance taken to the profit and loss account.

Notes to the Financial Statements *for the year ended 31 March 2020*

1. Accounting policies

Company information

Peel Investments (LJLA) Limited is a private company, limited by shares, and registered in England and Wales and incorporated in the United Kingdom with company registration number 08945766. The registered office is Venus Building, 1 Old Park Lane, TraffordCity, Manchester, M17 8PG.

The principal accounting policies are summarised below. The policies have been applied consistently throughout the year and preceding year.

Accounting convention

These financial statements have been prepared in accordance with Section 1A of "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in pounds sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain items to fair value. The principal accounting policies adopted are set out below.

Going concern

In assessing going concern the directors consider the group's business activities, together with factors that are likely to affect its future development and position. The directors of the group note that the majority of the group's assets and liabilities are intercompany transactions are with fellow Peel Group subsidiaries. The directors acknowledge that the company is dependent on the liquidity of the Peel Group and have concluded that the company requires Group support.

As with previous years the directors have sought and received confirmation that Peel Airports Holdings (IOM) Limited, ("Peel Airports"), the company's holding company, will continue to provide the necessary level of support to enable it to continue to operate for the foreseeable future; the liquidity of Peel Airports is dependent on the liquidity of the wider Peel Group (Peel).
In considering the ability of Peel to provide any necessary support in the context of the uncertainties it faces as a result of the current economic climate, the directors have obtained an understanding of Peels forecasts, the continuing availability of its facilities and its strategic and contingent plans. Key details of these are as follows:

Peel cashflow forecasts have been revised to reflect current expectations of the impact of COVID-19 and management actions taken to date. Sensitivities have also been considered to reflect downside scenarios including potential further reductions in asset valuations and the impact on loan to value covenants on debt facilities. These covenants currently operate with headroom and in the event of reductions in value there are mitigating actions that could be deployed to create headroom. These forecasts show that, even allowing for these downsides, for a period of 12 months from the signing of the accounts the Group has sufficient cash reserves and is in a strong position to withstand the potential impact. The directors are confident that the Group is well placed to manage its business risks satisfactorily despite the current uncertain economic outlook.

Taking all these factors into account, the directors have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis in preparing the annual report and financial statements.

Notes to the Financial Statements *for the year ended 31 March 2020 (continued)*

1. Accounting policies *(continued)*

Group Financial Statements

The group financial statements consolidate the financial statements of the company and its subsidiary undertakings made up to 31 March each year. Results of subsidiary undertakings acquired or disposed of during the year are included from the date of acquisition or to the date of disposal.

Intra-group turnover and profits are eliminated on consolidation.

As permitted by Section 480 of the Companies Act 2006, a separate profit and loss account for the holding company is not presented 2020: the result of the holding company was a loss of £6,115 (2019: £19,861 loss).

Fixed asset investments

Fixed asset investments in subsidiary undertakings are stated at cost less provision for diminution in value. Cost represents the cash consideration, costs incurred and either the fair value or the nominal value of shares issued.

At a group level, fixed asset investments in unlisted investments are treated as portfolio investments and revalued on an annual basis at fair value. Surpluses and deficits arising from revaluations are credited or charged to the profit and loss account. The fixed asset investments relate to portfolio investments as defined by FRS102 Section 14. Where these are subsidiaries excluded from consolidation, the measurement at fair value through profit and loss is a departure from the requirements of paragraph 36 of schedule 1 of the Regulations, for the overriding purpose of giving a true and fair view of the consolidated financial statement. A key source of estimate and uncertainty relates to the assessment of fair value of unlisted investments. These are assessed to support these valuations is based primarily on the cash flow forecasts provided by the underlying businesses with an appropriate discount rate applied. However these assumptions are inherently subjective and so are subject to a degree of uncertainty.

Taxation

Corporation tax is provided at amounts expected to be paid using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

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

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Notes to the Financial Statements *for the year ended 31 March 2020 (continued)*

1. Accounting policies *(continued)*

Taxation *(continued)*

Deferred tax assets and liabilities are offset only if: a) the company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Related party transactions

The company has taken advantage of the exemption in Section 33 of FRS 102 and has not disclosed details of transactions with fellow wholly owned undertakings within the Peel Holdings Group Limited group of companies.

Financial assets and financial liabilities

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

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit and loss, which are initially measured at fair value (which is normally the transaction price excluding the costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a finance transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

(a) Returns to the holder are (i) a fixed amount; or (ii) a fixed rate of return over the life of the instrument; or (iii) a variable return that, throughout the life of the instrument, is equal to a single referenced quoted or observable interest rate; or (iv) some combination of such fixed rate and variable rates, providing that both rates are positive.

(b) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

(c) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in relevant taxation or law.

(d) There are no conditional returns or repayment provisions except for the variable rate return described in (a) and prepayment provisions described in (c).

Debt instruments that are classified as payable or receivable within one year and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

Other debt instruments not meeting these conditions are measured at fair value through profit and loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which maybe nil) less impairment.

Notes to the Financial Statements *for the year ended 31 March 2020 (continued)*

1. Accounting policies *(continued)*

Financial assets and financial liabilities *(continued)*

Financial assets are derecognised when and only when (a) the contractual rights to the cash flows from the financial asset expire or are settled, (b) the group transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or (c) the group, despite having retained some significant risks and rewards of ownership, has transferred control of the asset to another party and the other party has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without needing to impose additional restrictions on the transfer.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Impairment of financial assets

For financial assets carried at amortised cost, the amount of an impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date.

Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying amount value had no impairment been recognised.

Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2. Critical accounting judgements and key sources of estimation uncertainty

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

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

Following the sale of the Group's investment during the year there are no estimates at the year end.

Critical judgements in applying the Company's accounting policies
The directors do not consider there to be any critical accounting judgements that must be applied.

Notes to the Financial Statements *for the year ended 31 March 2020 (continued)*

3. Tax on profit

	2020 £	2019 £
Current period tax:		
Adjustments in respect of prior periods	(51,347)	-
Group relief	(31.153)	-
Total tax credit	(82,500)	-

Reconciliation of current tax charge:		
(Loss)/profit before taxation	(294,591)	917,603
(Loss)/profit before taxation at 19% (2019:19%)	(55,972)	174,345
Expenses not deductible for tax purposes	4,747	-
Non-deductible write down of investments	165,176	-
Unrecognised movement on deferred tax in relation to losses	6,146	9,694
Non-taxable income	(173,058)	(184,039)
Transfer pricing adjustment re interest	21,808	-
Prior period adjustments	(51,347)	-
Total tax credit	(82,500)	-

Finance Bill 2016 enacted provisions to reduce the main rate of UK corporation tax to 17% from 1 April 2020. However, in the March 2020 Budget it was announced that the reduction in the UK rate to 17% will now not occur and the Corporation Tax Rate will be held at 19%. As this change was substantively enacted on 17 March 2020, deferred tax balances have been recognised at the rate of 19% in these accounts.

Notes to the Financial Statements *for the year ended 31 March 2020 (continued)*

4. Fixed asset investments

(a) Unlisted investments

	Group
	£
At 1 April 2019	19,007,919
Additions	910,832
Revaluation	(868,854)
Disposal	(19,049,897)
At 31 March 2020	-

During the year the principal company held as an investment, Liverpool Airport (Intermediate) No.1 Limited, was sold to the parent company, Peel Investments LJLA (IOM) Limited. No gain or loss was recognised on disposal. The fair values of unlisted investments are assessed annually by the directors at 31 March, based on a discounted future cash flow basis. The principal company held as an investment by the Group during the year were as follows:

Incorporated	Company	Shareholdings	Principal activities
England & Wales	Liverpool Airport (Intermediate) No.1 Limited	100%	Operator of airport

The registered address of the investment is: Venus Building, 1 Old Park Lane, TraffordCity, Manchester, M17 8PG.

(b) Subsidiary undertakings

	Company
	£
At 1 April 2019	1
Share issue	4,000,000
At 31 March 2020	4,000,001

Audit exemption
The subsidiary undertakings consolidated at 31 March 2020, which were wholly owned and claimed exemption from audit under section 479A Companies Act 2006, were as follows

Company	Incorporated	Principal Activity	Shareholding
Liverpool Airport LJLA Group Limited	United Kingdom	Holding Company	100%
Liverpool Airport Finance Limited	United Kingdom	Holding Company	100%
Liverpool Airport Holdings Limited	United Kingdom	Holding Company	100%

The registered address of all subsidiary undertakings is: Venus Building, 1 Old Park Lane, TraffordCity, Manchester, M17 8PG.

5. Debtors

	Group 2020	Group 2019	Company 2020	Company 2019
	£	£	£	£
Amounts owed by fellow group undertakings	4,854,927	1,241	6,093	1,240
Amounts owed by subsidiary undertakings	-	-	1,095,753	1,049,410
Other debtors	76,407	26,538	-	-
	4,931,334	27,779	1,101,846	1,050,650

The intercompany balances are repayable on demand. Interest is charged on amounts owed by subsidiary undertakings at Libor +2.25% (2019: same). No interest is charged on amounts owed by fellow group undertakings.

Notes to the Financial Statements *for the year ended 31 March 2020 (continued)*

6. Creditors: amounts falling due within one year

	Group 2020 £	Group 2019 £	Company 2020 £	Company 2019 £
Amounts owed to fellow group undertakings	1,211,613	19,119,667	1,211,613	1,152,695
Accruals and deferred income	21,565	74,401	12,000	8,000
	1,233,178	19,194,068	1,223,613	1,160,695

The intercompany balances are repayable on demand. Interest is charged at Libor plus 2.25% (2019: same).

7. Called up share capital

	Group & Company 2020 £	Group & Company 2019 £
Allotted, called-up and fully paid		
1 ordinary share of £1 each	1	1
Share issue (4,000,000 ordinary shares of £1 each)	4,000,000	-
Capital reduction	(4,000,000)	-
	1	1

The Company issued 4,000,000 shares in the year for £1 each. This new capital was then reduced and transferred to the profit and loss reserve.

8. Ultimate holding company

The ultimate holding company in the period to 31 March 2020 was Tokenhouse Limited, a company incorporated in the Isle of Man. Tokenhouse Limited is controlled by the Billown 1997 Settlement.

The immediate holding company is Peel Investments LJLA (IOM) Limited, a company incorporated in the Isle of Man.

The smallest group of companies, of which the company is a member, that produces consolidated statements are Peel Investments (LJLA) Limited.