

Company number 03577180

NCP East Anglia Development Limited

Annual report and financial statements

For the period ended 30 September 2018

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NCP East Anglia Development Limited

ANNUAL REPORT AND FINANCIAL STATEMENTS

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NCP East Anglia Development Limited

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

H Matsui
J.P. Scott

COMPANY SECRETARY

A Campbell

REGISTERED OFFICE

Saffron Court
14B St. Cross Street
London
EC1N 8XA

INDEPENDENT AUDITORS

Ernst & Young LLP
1 More London Place
London SE1 2AF

NCP East Anglia Development Limited

DIRECTORS' REPORT

The directors present their report and the audited financial statements for NCP East Anglia Development Limited ("the Company") for the 18 months ended 30 September 2018.

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

PRINCIPAL ACTIVITIES AND REVIEW OF THE BUSINESS

The principal activities of the Company during the period were those of a property letting and investment holding company.

DIVIDENDS

The directors do not recommend the payment of a dividend for the financial period (2017: £nil).

DIRECTORS

The directors who held office throughout the period and up to the date of signing the financial statements were as follows:

H Matsui (appointed 15 October 2018)
J L Cooper (resigned 24 October 2018)
J P Scott

FUTURE DEVELOPMENTS IN THE BUSINESS

The directors anticipate that the activity of the Company will continue for the foreseeable future.

STRATEGIC REPORT

The Company has taken the exemption under section 414B of the Companies Act 2006 from the requirement to prepare a strategic report for the financial period.

GOING CONCERN

Park24 Co., Ltd., the Company's ultimate parent undertaking and controlling party has confirmed that it will continue to provide financial support to the Company to allow it to continue in business for the foreseeable future. In addition, the Company has received written confirmation from its intercompany creditors that they will waive repayment of the intercompany payables due to them for a period of at least 12 months from the date of signing of the financial statements.

As a result of the above, the directors have concluded that the company is able to meet its liabilities as they fall due and will remain in existence for the foreseeable future. Consequently, the financial statements have been prepared on the going concern basis.

EVENTS SINCE THE BALANCE SHEET DATE

There have been no significant events after the balance sheet date.

DIRECTORS' INDEMNITIES

The Company has maintained qualifying third party indemnity insurance throughout the period and up to the signing of the financial statements on behalf of its directors and officers.

DISCLOSURE OF INFORMATION TO THE AUDITOR

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquiries of fellow directors and the company's auditor, each director has taken all the steps that he is obliged to take as a director in order to make himself aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

In accordance with s.485 of the Companies Act 2006, a resolution is to be proposed at the Annual General Meeting for reappointment of Ernst & Young LLP as auditor of the Company.

Approved by the board of directors and signed on its behalf by



J P Scott
Director

25 October 2019

NCP East Anglia Development Limited

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are responsible for preparing the Directors' 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).

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 those financial statements, the Directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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

NCP East Anglia Development Limited

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NCP EAST ANGLIA DEVELOPMENT LIMITED

Opinion

We have audited the financial statements of NCP East Anglia Development Limited for the period ended 30 September 2018 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 15, 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 FRS 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 Company's affairs as at 30 September 2018 and of its profit for the period 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 below. We are independent of the 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 have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the 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 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.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

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 period 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.

NCP East Anglia Development Limited

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NCP EAST ANGLIA DEVELOPMENT LIMITED (continued)

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of 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 take advantage of the small companies' exemption in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, 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 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 Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Use of our report

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

Ernst & Young LLP

Peter Campbell (Senior Statutory Auditor)
For and on behalf of Ernst & Young LLP, Statutory Auditor
London

25 October 2019

NCP East Anglia Development Limited

STATEMENT OF COMPREHENSIVE INCOME For the period ended 30 September 2018

		1 April 2017 to 30 September 2018 £'000	Restated 26 March 2016 to 31 March 2017 £'000
	Note		
TURNOVER		5,641	3,846
Cost of sales		(5,641)	(3,846)
GROSS PROFIT		—	—
Other operating income	3	442	2,249
OPERATING PROFIT		442	2,249
Interest receivable and similar income		—	—
Interest payable and similar expenses		(106)	(416)
PROFIT ON BEFORE TAXATION	2	336	1,833
Tax	6	—	—
PROFIT FOR THE PERIOD		336	1,833
Other comprehensive income		—	—
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		336	1,833

All amounts relate to continuing operations.

NCP East Anglia Development Limited

BALANCE SHEET
As at 30 September 2018

Company number 03577180

	Note	30 September 2018 £'000	Restated 31 March 2017 £'000
FIXED ASSETS			
Tangible assets	7	100	100
Investments	8	—	—
		<u>100</u>	<u>100</u>
CURRENT ASSETS			
Debtors	9	16,615	16,173
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	10	<u>(541,966)</u>	<u>(541,860)</u>
NET CURRENT LIABILITIES		<u>(525,351)</u>	<u>(525,687)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(525,251)</u>	<u>(525,587)</u>
NET LIABILITIES		<u>(525,251)</u>	<u>(525,587)</u>
CAPITAL AND RESERVES			
Called up share capital	11	1	1
Share premium account		16,002	16,002
Profit and loss account		<u>(541,254)</u>	<u>(541,590)</u>
TOTAL SHAREHOLDER'S DEFICIT		<u>(525,251)</u>	<u>(525,587)</u>

The financial statements were approved by the board of directors on 25th October 2019 and signed on its behalf by:



J.P. Scott
Director

NCP East Anglia Development Limited

STATEMENT OF CHANGES IN EQUITY For the period ended 30 September 2018

	Called up share capital	Share premium account	Restated Profit and loss account	Restated Total shareholder's funds / (deficit)
	£'000	£'000	£'000	£'000
At 25 March 2016 (as previously stated)	1	16,002	54,224	70,227
Adjustment on correction of error (see Note 15)	—	—	(597,647)	(597,647)
At 25 March 2016 (restated)	1	16,002	(543,423)	(527,420)
Profit for the period (as previously stated)	—	—	45,995	45,995
Adjustment on correction of error (see Note 15)	—	—	(44,162)	(44,162)
Profit for the period (restated)	—	—	1,833	1,833
Other comprehensive income	—	—	—	—
At 31 March 2017 (restated)	1	16,002	(541,590)	(525,587)
Profit for the period	—	—	336	336
Other comprehensive income	—	—	—	—
At 30 September 2018	1	16,002	(541,254)	(525,251)

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period ended 30 September 2018

1. ACCOUNTING POLICIES

General Information

NCP East Anglia Development Limited (the "Company") is a private company limited by shares and is incorporated in the United Kingdom. The address of its registered office is Saffron Court, 14B St. Cross Street, London, EC1N 8XA. The principal activities of the Company during the period were those of a property letting and investment holding company.

Basis of preparation and statement of compliance with FRS 102

The Company's financial statements have been prepared in compliance with Financial Reporting Standard 102 (FRS 102), under the historical cost convention and in accordance with the Companies Act 2006.

The presentation and functional currency of the Company is Pounds Sterling because that is the currency of the primary economic environment in which the Company operates. All values are rounded to the nearest thousand pounds (£'000), except where otherwise indicated.

The Company has taken advantage of the exemption available under Section 401 of the Companies Act 2006 from the requirements to prepare group financial statements. The results of the Company and its subsidiary undertakings are included in the publicly available consolidated financial statements of the ultimate parent undertaking, Park24 Co., Ltd., a company registered in Japan. These financial statements refer to the company only.

Under the provisions of FRS 102, the Company meets the definition of a qualifying entity and has adopted the Section 1.12 disclosure exemptions not to:

- provide a reconciliation of the number of shares outstanding at the beginning and at the end of the period;
- prepare a statement of cash flows;
- provide certain financial instrument disclosures, on the basis that equivalent disclosures are included in the consolidated financial statements of its ultimate parent company; and
- disclose key management personnel compensation.

The Company has adopted the exemption in Section 33.1A of FRS 102 not to disclose related party transactions between members of a group provided any subsidiary party to the transactions is wholly owned by such a member.

The principal accounting policies adopted by the Company in preparing the financial statements are set out below.

Critical accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. There are no significant judgments and estimates affecting the amounts recognised in the financial statements.

Going concern

Park24 Co., Ltd., the Company's ultimate parent undertaking and controlling party has confirmed that it will continue to provide financial support to the Company to allow it to continue in business for the foreseeable future. In addition, the Company has received written confirmation from its intercompany creditors that they will waive repayment of the intercompany payables due to them for a period of at least 12 months from the date of signing of the financial statements.

As a result of the above, the directors have concluded that the company is able to meet its liabilities as they fall due and will remain in existence for the foreseeable future. Consequently, the financial statements have been prepared on the going concern basis.

Turnover

The Company's turnover comprises rents receivable from other group companies derived from activities performed within the United Kingdom from a single class of business and is recognised on an accruals basis.

Cost of sales

Cost of sales consists primarily of operating lease rentals and depreciation. Refer below for the accounting policy adopted for operating lease rentals and depreciation.

Other operating income

Compensation income is related to payments received for early removal or termination of a contract (usually a lease on a car park site) and is recognised when the Company obtains the right to consideration under contractual terms.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period ended 30 September 2018

1. ACCOUNTING POLICIES (CONTINUED)

Interest income and expense

Interest income and expense is recognised as interest accrues using the effective interest method.

Fixed asset investments

Fixed asset investments are stated at cost less provision for impairment. The carrying values of fixed asset investments are reviewed for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. Cost includes the original purchase price of the asset and the costs attributable to bringing the asset to its working condition of its intended use.

Depreciation is provided on a straight-line basis over the estimated useful economic lives of the assets after deducting the expected residual value at the end of that life.

Debtors

Debtors with no stated interest rate and which are receivable within one year are recorded at transaction price. Any losses from impairment are recognised in the statement of comprehensive income within administrative expenses.

Creditors

Creditors with no stated interest rate and which are payable within one year are recorded at transaction price.

Share capital

Shares issued by the Company are recorded as the proceeds received from the issue of shares, net of direct issue costs.

Taxation

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

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the 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.

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

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

Operating leases - lessor

Rental income from operating leases is credited to the profit and loss account on a straight line basis over the term of the lease.

Operating leases - lessee

Leases which do not entail taking substantially all the risks and rewards of ownership of the assets, are operating leases, and the rental charges are charged to the profit and loss account on a straight line basis over the term of the lease.

Incentives received to enter into an operating lease are credited to profit and loss account to reduce the lease expense on a straight line basis over the term of the lease.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period ended 30 September 2018

2. PROFIT BEFORE TAXATION

	1 April 2017 to 30 September 2018 £'000	Restated 26 March 2016 to 31 March 2017 £'000
This is stated after recognising:		
<i>After charging:</i>		
Interest payable to group undertakings	106	416
Rents payable for property	5,641	3,846
<i>After crediting:</i>		
Rents receivable from property	5,641	3,846
Compensation income	442	2,249
Interest receivable from group undertakings	—	—

The auditors' remuneration for the audit of the Company's financial statements of £2,000 (2017: £2,000) was paid by National Car Parks Limited, a group undertaking.

3. OTHER OPERATING INCOME

	1 April 2017 to 30 September 2018 £'000	26 March 2016 to 31 March 2017 £'000
Compensation income	442	2,249

Other operating income relates to payments for early removal or termination of a lease on car park sites and is stated after deduction of the book value of the leasehold asset of £nil (2017: £250,000).

4. STAFF COSTS

The Company has no employees and hence there were no staff costs for the period ended 30 September 2018 (2017: £nil).

5. DIRECTORS' EMOLUMENTS

The Directors received £nil (2017: £nil) in respect of qualifying services provided to the Company during the period.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period ended 30 September 2018

6. TAX ON PROFIT

(a) Tax on profit on ordinary activities

The tax charge for the period is £nil (2017: £nil).

(b) Factors affecting the total tax charge for the period

The tax assessed for the period is lower (2017: lower) than the standard rate of corporation tax in the UK of 19% (2017: 20%). The differences are explained below:

	1 April 2017 to 30 September 2018 £'000	Restated 26 March 2016 to 31 March 2017 £'000
Profit before taxation	336	1,833
Profit on ordinary activities multiplied by the standard rate of UK corporation tax of 19% (2017: 20%):	64	367
Effects of:		
Non-deductible expenses	2,185	8,862
Tax losses received by way of group relief for nil payment	(2,165)	(8,729)
Non-taxable income	(84)	(500)
Total tax for the period (note 6(a))	—	—

(c) Factors that may affect future tax charges

The UK Corporation tax rate reduced from 20% to 19% from 1 April 2017. A further reduction to 17% with effect from 1 April 2020 was introduced in the Finance Act 2016. As at the balance sheet date this future tax reduction has been enacted and hence in accordance with accounting standards the effect has been reflected in the Company's financial statements as at 30 September 2018. The rate changes will impact the amounts of future tax payments to be made by the Company.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period ended 30 September 2018

7. TANGIBLE FIXED ASSETS

	Freehold land and buildings £'000	Long leasehold land and buildings £'000	Short leasehold buildings £'000	Total £'000
Cost				
At 25 March 2016	3,713	4,036	4,070	11,819
Disposal	—	—	(1,300)	(1,300)
At 30 September 2018 and 31 March 2017	3,713	4,036	2,770	10,519
Accumulated depreciation				
At 25 March 2016 (as previously stated)	3,353	2,808	3,128	9,289
Adjustment on correction of error (see Note 15)	260	1,228	692	2,180
At 25 March 2016 (restated)	3,613	4,036	3,820	11,469
Charge for the period (as previously stated)	—	26	120	146
Disposal	—	—	(1,050)	(1,050)
Adjustment on correction of error (see Note 15)	—	(26)	(120)	(146)
At 31 March 2017 (restated)	3,613	4,036	2,770	10,419
Disposal	—	—	—	—
At 30 September 2018	3,613	4,036	2,770	10,419
Net book value				
At 30 September 2018	100	—	—	100
At 31 March 2017 (restated)	100	—	—	100
At 31 March 2016 (restated)	100	—	250	350

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS For the period ended 30 September 2018

8. FIXED ASSET INVESTMENTS

	Shares in group undertakings £'000
Cost	
At 30 September 2018 and 31 March 2017	2,631
Provision for impairment	
At 30 September 2018 and 31 March 2017 (restated) (see Note 15)	(2,631)
Net book value	
At 30 September 2018 and 31 March 2017 (restated) (see Note 15)	-

Shares in group undertakings represent the cost of 100% of the ordinary shares in NCP Empire No. 4 Limited of £2,630,819 and NCP Empire No. 1 Limited of £1.

The Company has investments in the following principal subsidiary undertakings.

	Country of incorporation or principal business address	Principal activity	Class of share	Holding %
NCP Empire No. 1 Limited +	England	Dormant	Ordinary	100
NCP Empire No. 2 Limited	England	Property trading	Ordinary	100
NCP Empire No. 3 Limited	England	Dormant	Ordinary	100
NCP Empire No. 4 Limited +	England	Dormant	Ordinary	100

+ Held directly by the Company

The registered office for all subsidiary undertakings is Saffron Court, 14b St Cross Street, London EC1N 8XA.

9. DEBTORS

	30 September 2018 £'000	Restated 31 March 2017 £'000
Amounts owed by group undertakings	16,615	16,173

Amounts owed by group undertakings include £647,115,000 (31 March 2017: £636,347,000) which are interest bearing at a rate of one month LIBOR plus 0.7% (31 March 2017: 4.8% and 9.9%), with the remaining amounts non-interest bearing. All amounts are unsecured and repayable on demand. A provision of £648,643,000 (31 March 2017: £637,144,000) is held against the amounts owed by group undertakings (see Note 15).

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30 September 2018 £'000	31 March 2017 £'000
Amounts owed to group undertakings	541,966	541,860

Amounts owed to group undertakings include £6,362,000 (31 March 2017: £6,256,000) which are interest bearing at a rate of one month LIBOR plus 0.7% (31 March 2017: 7%), with the other amounts non-interest bearing. All amounts are unsecured and repayable on demand.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period ended 30 September 2018

11. CALLED UP SHARE CAPITAL

	30 September 2018 £'000	31 March 2017 £'000
Authorised, allotted and fully paid: 1,000 (31 March 2017: 1,000) ordinary shares of £1 each	1	1

12. CONTINGENT LIABILITIES

Under a group registration the Company is jointly and severally liable for value added tax due by other group companies. At 30 September 2018, this contingent liability amounted to £3,234,000 (31 March 2017: £370,000).

Lease and remedial works guarantees

On 23 September 2002, the Company entered into a lease guarantee under which it is liable for the payment of the rents and other obligations of National Car Parks Limited ("NCPL") as tenant under various leases.

On 8 September 2003, NCPL, a fellow Group Company, entered into two renewal lease agreements in favour of Bishopsgate and Bishopsgate Parking (No.2) Limited ("Bishopsgate No.2") in respect of leases over various premises. The Company guaranteed NCPL's obligations under these agreements.

On 17 November 2003, NCPL entered into a charge over accounts and deposit agreement in favour of Bishopsgate No. 2, and a deed of covenant in respect of remedial works in favour of Bishopsgate No. 2. This deed was guaranteed by a number of group companies.

13. FINANCIAL COMMITMENTS

Operating leases - lessor

The Company had future minimum rentals receivable under non-cancellable operating leases of land and buildings of:

	30 September 2018 £'000	31 March 2017 £'000
Not later than one year	2,384	1,971
Later than one year and not later than five years	8,762	6,704
Later than five years	37,173	31,522
	<u>48,319</u>	<u>40,197</u>

Operating leases - lessee

The Company had future minimum rentals payable under non-cancellable operating leases of land and buildings of:

	30 September 2018 £'000	31 March 2017 £'000
Not later than one year	2,384	1,971
Later than one year and not later than five years	8,762	6,704
Later than five years	37,173	31,522
	<u>48,319</u>	<u>40,197</u>

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period ended 30 September 2018

14. ULTIMATE PARENT AND CONTROLLING PARTY

The Company's immediate parent undertaking is National Car Parks Group Limited, a company incorporated and registered in England. The Company's ultimate parent undertaking and controlling party is Park24 Co., Ltd., a company incorporated in Japan and listed on the Tokyo Stock Exchange.

Park24 Co., Ltd. is the parent undertaking of both the largest and smallest group of which the Company is a member and for which consolidated financial statements are prepared. Copies of the consolidated financial statements of Park24 Co., Ltd. are available from 2-7-1, Yurakucho, Chiyoda-ku, Tokyo 100-8424, Japan.

15. CORRECTION OF A PRIOR PERIOD ERROR

The Company had investments at cost of £2,631,000 with a corresponding net book value of £2,631,000 at 31 March 2017 and 25 March 2016 and tangible fixed assets with a net book value of £2,134,000 at 31 March 2017 (25 March 2016: £2,530,000). The Company also had amounts owed by group undertakings: Primepanel Limited, Trendcycle Limited, Statusaward Limited and NCP Empire No. 1 Limited at prior period ends as follows, 31 March 2017: £636,429,000; 25 March 2016: £592,836,000. These debtors were interest bearing and non-interest bearing, unsecured and repayable on demand.

During the period, management has conducted a detailed review to assess whether there is objective evidence of impairment of the investments, tangible fixed assets and amounts owed by group undertakings, including the amounts due from the group undertakings noted above. Management has concluded that the investments and tangible fixed assets (except for £100,000 at 31 March 2017 and £350,000 at 25 March 2016) are impaired and the counterparties referred to above are in significant net liabilities positions and are unable to repay the amounts due. Management believe this position existed at the prior period ends.

As a consequence, the Company has corrected the prior period error by reversing the depreciation expense of £146,000 recognised in the period ended 31 March 2017 and recognising an impairment provision of £43,592,000 (25 March 2016: £597,647,000) in the financial statements to impair the investments, tangible fixed assets and amounts owed by the group undertakings referred to above as the evidence of impairment was available at those dates.

In addition, management has noted that from 26 March 2016 to 31 March 2017, the Company has incorrectly overcharged National Car Parks Limited a total rental of £716,000. As a consequence, the Company has corrected the prior period error by recognising an impairment provision of £716,000 in the financial statements as at 31 March 2017 to impair the irrecoverable amounts.

The prior period errors have been corrected by restating each of the affected financial statement line items for the prior periods, as follows:

	31 March 2017 £'000	25 March 2016 £'000
Tangible fixed assets	(2,034)	(2,180)
Investments	(2,631)	(2,631)
Debtors	(637,144)	(592,836)
Net impact on equity	(641,809)	(597,647)
	26 March 2016 to 31 March 2017 £'000	
Turnover	(716)	
Cost of sales	146	
Interest receivable and similar income	(43,592)	
Net impact on statement of comprehensive income	(44,162)	