Directors' report and financial statements

For the year ended 31 December 2011

Registered number 3669284

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# Directors' report and financial statements

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## Directors and other information

Directors Stephen Alden

Carole Walker

Secretary Carole Walker

Registered office 30 Old Burlington Street

Mayfair London W1S 3AR

Bankers Allied Irish Bank (GB)

City Office

9 - 10 Angel Court

London EC2R 7AB

**Auditors** KPMG

**Chartered Accountants** 

1 Stokes Place St Stephen's Green

Dublin 2

Solicitors DLA

3 Noble Street London EC2V 7EE

## Directors' report

The directors present their report and the audited financial statements for the year ended 31 December 2011

#### Activities

The principal activity of the company is the provision of management services to other entities within the group, where the parent company is Coroin Limited The principal activity of these companies is the provision of five star deluxe hotel and restaurant services

#### **Review of developments**

The loss before tax for the year ended 31 December 2011 was £0 59m (18 month period ended 31 December 2010 loss £0 28m) The profit and loss account is shown on page 9

The directors expect that the present activity level will at least be sustained for the foreseeable future

#### **Dividends**

During the year no dividends were paid or proposed (18 month period ended 31 December 2010 Nil)

#### Directors and their interests

The directors who held office during the year were as follows

Stephen Alden

Mark Hennebry Carole Walker Resigned 29 November 2011 Appointed 2 December 2011

The directors and secretary do not hold any material interests in the shares of the company or any other company in the group

#### **Employees**

The company's policy is to give full and fair consideration to the recruitment of disabled persons having regard to their particular aptitudes and abilities. Appropriate training will be arranged for disabled persons. The company's personnel policies ensure that all its employees are made aware, on a regular basis, of the company's policies, programmes and progress.

#### Creditor payment policy

The payment policy of the company is to pay all purchases within thirty days of the end of the month. The payment policy applies to all payments to creditors/suppliers for revenue and capital supplies of goods and services without exception.

Directors' report (continued)

#### Political and charitable contributions

The company made no political contributions during the period and no donations to charities

#### Disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information

#### **Auditors**

Director

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be re-appointed and KPMG will therefore continue in office

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

12 September 2012

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Statement of directors' responsibilities in respect of the directors' report and the financial statements

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 period. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

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 judgements and 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 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.

On behalf of the board

Stephen Alden

Director

12 September 2012

### Independent auditor's report to the members of Maybourne Hotels Limited

We have audited the financial statements of Maybourne Hotels Limited for the year ended 31 December 2011 which comprise the profit and loss account, balance sheet and related notes. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice)

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

#### Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

#### Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at <a href="https://www.frc.org.uk/apb/scope/private.cfm">www.frc.org.uk/apb/scope/private.cfm</a>

#### **Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2011 and of its loss for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006

# Independent auditor's report to the members of Maybourne Hotels Limited (continued)

#### Emphasis of matter - going concern

In forming our opinion on the financial statements, which is not qualified, we have considered the adequacy of the disclosures made in Note 1 to the financial statements about the preparation of the financial statements on a going concern basis. As outlined in Note 1 borrowings of the company's parent, Coroin Ltd, and other group companies, are secured by a fixed and floating charge over the assets of the company. The parent company is currently in discussions with a number of financial institutions with a view to putting in place alternate financing facilities as its existing facilities are due for refinancing on 28 September 2012. Prior to putting in place alternate facilities additional equity may be required from parent company shareholders. The directors are confident that equity will be available from these shareholders if required and that refinancing discussions will be satisfactorily concluded. On this basis the directors are satisfied that the financial statements should be prepared on the going concern basis.

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

In our opinion the information given in the directors' report is consistent with the financial statements

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

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

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

Laura Adlagher (Senior Statutory Auditor)

For and on behalf of KPMG, Statutory Auditor

Chartered Accountants

Stokes Place

St Stephens Green

Dublin 2

Ireland

13 September 2012

## Statement of accounting policies

for the year ended 31 December 2011

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements

#### Basis of preparation and going concern

The financial statements are prepared in Sterling in accordance with generally accepted accounting principles under the historical cost convention and comply with financial reporting standards of the Accounting Standards Board

The financial statements have been prepared on a going concern basis. See Note 1 to the financial statements for further information

#### Cash flow statement

The company's ultimate parent undertaking publishes financial statements which are publicly available. Those financial statements include a consolidated cash flow statement. For this reason the exemption requirements of FRS 1 (Revised) "Cash Flow Statements" are met and the company has therefore not prepared a cash flow statement.

#### Group accounts

The company is exempt from the obligation to prepare consolidated accounts by virtue of Section 400 of the Companies Act 2006 in that it is a wholly owned subsidiary of its ultimate parent and controlling undertaking which itself prepares group accounts which are publicly available. These financial statements are therefore entity financial statements and are not consolidated financial statements.

#### Turnover

Turnover is derived from management fees payable by other entities within the group, excludes value added tax and is recognised on provision of the related service. Turnover is derived solely from UK operations

#### Stocks

Stocks are valued at the lower of cost and net realisable value

#### Fixed assets

Fixed assets are stated at cost less accumulated depreciation. Assets under construction are held at cost Depreciation is not recorded until the asset is fully operational

Statement of accounting policies (continued)

#### Depreciation

Depreciation of other tangible assets is provided on a straight-line basis over the following useful lives

Plant and machinery Fixtures and fittings

between 4 and 20 years between 5 and 20 years

#### Capitalisation of interest

Interest attributable to progress payments made on construction work-in-progress is capitalised and included in the cost of fixed assets. Interest is calculated by reference to specific borrowings where applicable or calculated at the weighted average interest rate for the pool of borrowings funding that particular project. Capitalisation of interest ceases when substantially all the activities that are necessary to bring the tangible fixed asset into use are complete.

#### **Deferred taxation**

Deferred taxation is provided in full on an undiscounted basis on timing differences that result in an obligation to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law and on an undiscounted basis. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in the financial statements. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered.

#### Pension and other post retirement benefits

The company is a participating member of a larger group defined benefit pension scheme, the Maybourne Hotels Group Pension and Life Insurance Scheme, providing benefits based on final pensionable pay. The assets of the scheme are held separately from those of the Company. The Company is unable to identify its share of the scheme assets and liabilities on a consistent and reasonable basis and therefore, as permitted by FRS 17 'Retirement benefits', the scheme has been accounted for in these financial statements, as if the scheme was a defined contribution scheme. As a result, the amount charged to the profit and loss account represents the contributions payable to the scheme in respect of the accounting period.

# Maybourne Hotels Limited Registered number 3669284

## Profit and loss account

for the year ended 31 December 2011

		r ended cember	18 month period ended 31 December
	31 De	2011	2010
	Note	£'000	£,000
•	voie	£ 000	2 000
Turnover	2	12,259	16,445
Cost of sales		(3,356)	(4,248)
Gross profit		8,903	12,197
Administration expenses – recurring		(6,632)	(8,416)
Administration expenses – exceptional	4	(2,912)	(4,074)
Operating loss	5	(641)	(293)
Interest receivable and similar income	6	50	10
Loss on ordinary activities before taxation		(591)	(283)
Tax charge on loss on ordinary activities	7	-	_
Loss for the financial year/period	4/15	(591)	(283)

The company had no recognised gains or losses in the financial year or in the preceding financial period other than those dealt with in the profit and loss account. All activities in the current year and preceding years are derived from continuing operations

# Maybourne Hotels Limited Registered number 3669284

## Balance sheet

at 31 December 2011

	Note	2011 £'000	2010 £'000
Fixed assets			
Tangible assets	8	1,352	1,350
Financial assets	9	868	868
		2,220	2,218
Current assets	10	212 560	212.000
Debtors	10	212,560	212,098
Cash at bank and in hand		12,044	14,364
		224,604	226,462
Creditors: amounts due within one year	11	(232,158)	(233,423)
Net current liabilities		(7,554)	(6,961)
Net liabilities		(5,334)	(4,743)
Capital and passages			
Capital and reserves Called up share capital	13	150	150
Share premium account	14	3,052	3,052
Profit and loss account	14	(8,536)	(7,945)
Deficit on shareholders' funds	15	(5,334)	(4,743)

These financial statements were approved by the Board of Directors on 10 September 2012

Signed on behalf of the Board of Directors

12 September 2012

#### Notes

forming part of the financial statements

#### 1 Basis of preparation of financial statements and going concern

The financial statements have been prepared on a going concern basis

As at 31 December 2011 the company had net current liabilities of £7,554,000 and net liabilities of £5,334,000. The parent company has provided a commitment to continue to fund the company going forward as required. The company has provided cross guarantees with respect to the borrowings of Coroin Limited and its subsidiaries (the "group")

As at 31 December 2011 the group had net current liabilities of £635,676,000 and net assets of £15,463,000. The group's projections for 2012 forecast increased operating profit and cash flows reflecting increased average room rates and occupancy. The group holds sufficient working capital to meet its trading obligations. Funding of the group's debt used to acquire and develop the assets is dependent upon the continued availability of bank borrowings which are due for refinancing in September 2012. It is expected that the group's bankers will continue to provide financing to enable the group to meet its obligations as and when they fall due until such time as alternative financial arrangements are put in place. Discussions are ongoing with a number of financial institutions with a view to putting in place alternate facilities. Alternative financial arrangements may require additional equity to be invested by parent company shareholders. The directors are satisfied that this will be available if required.

On this basis, the directors are satisfied that it is appropriate to prepare the financial statements on a going concern basis

#### 2 Turnover

		18 month
	Year ended	period ended
	31 December	31 December
	2011	2010
	£'000	£,000
Property rental, management fees and ancillary		
business receipts	12,259	16,445
	<del></del>	

All turnover is derived from operations in the UK

#### 3 Staff numbers and costs

The average number of persons employed by the company (including directors) during the year, analysed by category, was as follows

	2011 No.	2010 No
Hotel and administration	75	67

Notes (continued)

#### 3 Staff numbers and costs (continued)

The aggregate payroll costs of these persons were as follow

	2011	2010
	£'000	£,000
Wages and salaries	2,609	3,486
Social security costs	584	524
Other pension costs (excluding exceptional costs)	163	239
	3,356	4,249

#### **Director's remuneration**

The directors received no remuneration for these services to the company (2010 ml)

#### 4 Administration expenses – exceptional

Included in administration expenses are exceptional costs of £2 9 million (2010 £4 1 million) relating to additional monthly contributions paid to the defined benefit pension scheme to cover the shortfall in funding as recommended in the most recent actuarial valuation at 31 March 2006

These additional top up contributions increase annually at a rate determined by the Retail Price Index and are required to address the Minimum Funding Requirement shortfall

Full details of the pension scheme are disclosed in the accounts of the company's parent undertaking

#### 5 Operating loss

		18 month
	Year ended	period ended
	31 December	31 December
	2011	2010
	£'000	£,000
Operating loss is stated after charging		
Operating leases		
Plant and machinery	-	-
Other assets	20	42
Depreciation – owned assets	457	643
	<del></del>	<del></del>

Notes (continued)

## Operating loss (continued)

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Auditor's	remun	eranon

	Auditor's remuneration		
	•	Year ended 31 December 2011 £'000	18 month period ended 31 December 2010 £'000
	Audit of these financial statements	15	
	Amounts receivable by the auditors and their associates in respect of	-	
	Other services relating to taxation	18	18
6	Interest receivable and similar income	Year ended 31 December 2011 £'000	18 month period ended 31 December 2010 £'000
	Deposit interest receivable	50	10

Notes (continued)

7 Tax (charge)/credit on loss on ordin
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		18 month
	Year ended	period ended
	31 December	31 December
	2011	2010
	£'000	£'000
UK corporation tax for the period at 26 49% (2009 28%)		
based on the loss for the period	-	-
Deferred tax charge		
Timing differences origination and reversal		
Current year	_	-
Adjustment in respect of prior years	-	-
Tax charge on loss on ordinary activities	-	-
	<u> </u>	

The corporation tax assessed for the year is different than that resulting from applying the standard rate of corporation tax in the UK of 26 49% (2010 28%)

The differences are explained below

•		18 month
	Year ended	period ended
	31 December	31 December
	2010	2009
	£'000	£'000
Loss on ordinary activities before tax	(591)	(283)
Tax at 26 49% (2010 28%) thereon	(156)	(79)
Effects of		
Expenses not deductible for tax purposes	(110)	(2,392)
Capital allowances in excess of qualifying depreciation	120	180
Other timing differences (deferred tax provided)	(4)	-
Current losses carried forward	150	2,291
Other permanent differences	-	-
Current tax charge for the year/period	-	-

Notes (continued)

#### 7 Tax (charge)/credit on loss on ordinary activities (continued)

#### Factors that may affect the future tax charge

Following the 2011 Budget Statement, the main rate of UK corporation tax was reduced from 28% directly to 26% with effect from 1 April 2011 Finance Act 2011, substantively enacted on 5 July 2011, further reduced the main rate of UK corporation tax to 25% from 1 April 2012 Following the 2012 Budget Statement, the main rate reduced from 26% directly to 24% with effect from 1 April 2012 Thereafter the main rate of UK corporation tax will continue to reduce by 1% per annum to 22% by 2014 It is expected that this graduated fall in the main corporation tax rate will result in a reduction of the company's deferred tax asset and also a reduction of the company's future current tax charge

Deferred tax has not been provided on the difference between the carrying value and the tax basis of fixed assets. This tax will only become payable if the assets are sold and rollover relief is not obtained. The estimated amount of tax that would become payable in these circumstances is £Nil.

#### Factors affecting corporation tax charge for the current year

Deferred tax has not been provided in respect of gains realised that have been rolled over into the acquisition cost of replacement assets. This tax will become payable if the replacement assets are sold and further rollover relief is not available. The estimated amount of tax that would become payable in these circumstances is £Nil

A deferred tax asset has not been recognised in respect of the carried forward tax losses of £1,023,000 (2010 £1,104,000) as their utilisation in the near future is uncertain

Notes (continued)

## 8 Tangible fixed assets

•	Asset under course of construction £'000	Short leasehold properties £'000	Fixtures fittings, plant and machinery £'000	Total £'000
Cost				
At 31 December 2010	167	171	9,324	9,662
Additions	459	-	-	459
Reclassification	(264)		264	
At 31 December 2011	362	171	9,588	10,121
Accumulated depreciation	<del></del>		<u></u>	
At 31 December 2010	-	171	8,141	8,312
Charge for the year	-	-	457	457
At 31 December 2011	-	171	8,598	8,769
Net book value				
At 31 December 2011	362		990	1,352
At 31 December 2010	167	*	1,183	1,350

Borrowings of the company's parent Coroin Limited, and other group companies are secured by a fixed and floating charge over the assets of the company

#### 9 Financial fixed assets

### Investment in subsidiary undertakings

	2011	2010
	£'000	£'000
At cost and net book value		
At beginning and end of period/year	868	868

Notes (continued)

## 9 Financial fixed assets (continued)

Subsidiary undertaking	Country of incorporation	Activity	Shareholding
Centralglen Ltd	Great Britain	Dormant company	100%
The Opheans Ltd	Great Britain	Dormant company	100%
Headfort Hotel (Belgravia) Ltd	Great Britain	Dormant company	*100%
Motcomb Trust Ltd	Great Britain	Dormant company	*100%
The Worcester Building Company Ltd	Great Britain	Dormant company	100%
James Edward Ltd	Great Britain	Dormant company	100%
The Strand Power Company Ltd	Great Britain	Dormant company	100%
Beaufort Construction Ltd	Great Britain	Dormant company	100%
Stones Chop House Ltd	Great Britain	Dormant company	100%
The Claridge's Hotel Laundry Ltd	Great Britain	Dormant company	100%
Patrick Spitfire Ltd	Great Britain	Dormant company	100%
BP&S (1906) Ltd	Great Britain	Dormant company	100%
Q&M Ltd	Great Britain	Dormant company	100%
Project Castle Ltd	Great Britain	Dormant company	100%
Only G Ltd	Great Britain	Dormant company	100%
Speed 6060 Ltd	Great Britain	Dormant company	100%

<sup>\*</sup>Indirect share holdings

#### 10 Debtors

	2011	2010
	£'000	£'000
Trade debtors	52	44
Amounts owed by group undertakings	90,810	128,112
Amounts owed by parent company	118,961	80,722
Amounts owed by related parties	160	1,326
Other debtors	274	181
Prepayments and accrued income	341	295
VAT recoverable	1,962	1,418
	212,560	212,098

All amounts are due within one year

Notes (continued)

## 11 Creditors: amounts falling due within one year

		2011	2010
		£'000	£,000
	Trade creditors	591	1,428
	Amounts owed to group undertakings	228,760	229,346
	Amounts owed to subsidiary undertaking	868	868
	Other taxes and social security	100	95
	Other creditors	68	96
	Accruals and deferred income	1,771	1,590
		232,158	233,423
12	Deferred tax		
		2011 £'000	2010 £'000
		2 000	2 000
	Movement in deferred tax asset		
	Opening deferred tax asset	-	-
	Charge to the profit and loss account (note 7)	-	-
	Closing deferred tax asset	_	-
		2011	2010
		£'000	£'000
	Analysis of deferred tax balance	2 000	2 000
	Depreciation in excess of capital allowances	-	-
	Other timing differences	-	-
	Deferred tax asset	-	_

Notes (continued)

#### 13 Called up share capital

Authorised, called up, allotted and fully paid:	2011 £'000	2010 £'000
1,000,000 "A" ordinary shares of 10p each 500,000 "B" ordinary shares of 10p each	100 50	100
	150	150

Shares rank equally, except with respect to shareholder rights to dividends and return on capital, where "A" shares are worth 10,000 times more those of "B" shares

#### 14 Share premium account and reserves

	Profit and		
	Share premium	loss account	Total
	£'000	£'000	£'000
At 31 December 2010	3,052	(7,945)	(4,893)
Loss for the financial year/period	•	(591)	(591)
At 31 December 2011	3,052	(8,536)	(5,484)
			<del></del>

Notes (continued)

## 15 Reconciliation of movement in shareholders' (deficit)

		2011 £'000	2010 £'000
	At start of the financial year/period Loss for the financial year/period	(4,743) (591)	(4,460) (283)
	At end of the financial year/period	(5,334)	(4,743)
16	Operating lease commitments		
	At 31 December 2011 the company was committed to making the fornext year in respect of operating leases	ollowing paym	ents during the
		2011 £'000	2010 £'000
	Operating lease commitments on leases expiring Other assets		
	- within one year - in two to five years	4 21	4 17
		25	21
	Annual commitments under non-cancellable leases	25	21
17	Capital commitments		
		2011 £'000	2010 £'000
	Capital commitments (leasehold land and buildings) Contracted but not provided for in the accounts	-	-

Notes (continued)

#### 18 Related party disclosures

The company is exempt under the provisions of paragraph 3, Financial Reporting Standard 8 "Related Party Disclosures" from disclosing details of transactions with group-related parties

In prior periods, the Company paid interest and consultancy fees on behalf of Goldrange, a company controlled by a number of directors of the parent undertaking Coroin Limited An amount of £10,300 (2010 £1,176,695) is included in debtors at 31 December 2011 in this respect and represents the full amount outstanding at the year end

At 31 December 2011 an amount of £149,354 (2010 £149,354) remains due from one of the directors of Coroin Limited in relation to monies advanced in previous years. Other amounts due from companies controlled by common directors amounted to £nil (2010 £nil)

#### 19 Pensions and similar obligations

Maybourne Hotels Limited is a participating employer in two pension schemes. The Maybourne Hotels Group pension and life insurance scheme, a defined benefit scheme, which has two sections – Staff and Senior Staff section was closed to new entrants with effect from 1 August 2007. The Maybourne Stakeholder Scheme, a defined contribution scheme, was introduced on 1 August 2007 and is open to all staff if they meet the eligibility criteria. The company actively encourages staff to join the scheme as it believes that it is an important element of the remuneration package. This is disclosed fully in the consolidated accounts of Coroin Limited.

The directors are unable to identify the company's share of the scheme assets and liabilities as,

- Most scheme members have worked for more than one company within the group structure has also changed materially over time due to restructurings, acquisitions and disposals It is therefore not appropriate to allocate assets and liabilities between the participating companies
- For funding purposes, the employers within the group share actuarial risks. The determination of cash contributions does not separately identify assets and liabilities for individual participating companies and all employers pay the same contribution rate in respect of accruing benefits. Contributions in respect of the past service deficit are paid separately by another group company

As a result it is accounted for as a defined contribution scheme. The scheme is currently in deficit and it is expected that contributions will be increased to reduce the deficit. At 31 December 2011 this deficit, calculated in accordance with FRS 17, amounted to £5.2 million (31 December 2010 £1.4 million). Full details of the scheme are disclosed in the accounts of Coroin Limited.

#### 20 Ultimate parent company

The company's ultimate parent company is Coroin Limited, a company incorporated in Great Britain and registered in England and Wales. This is the smallest and largest group in which the results of the company are consolidated. Copies of those statutory accounts will be available from its registered office, 30 Old Burlington Street, Mayfair, London, W1S 3AR.