

# Financial Statements db symmetry Limited

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**For the year ended 31 March 2017**



**Company No. 04537090**

## Company information

<b>Company registration number:</b>	04537090
<b>Registered office:</b>	6 <sup>th</sup> Floor, Lansdowne House Berkeley Square London W1J 6ER
<b>Directors:</b>	R W Bowen H B Chapman C P Matthews A M Dickman DV4 Administration 1 UK Limited
<b>Bankers:</b>	HSBC Bank PLC 130 New Street Birmingham West Midlands B2 4JU
<b>Solicitors:</b>	CMS Cameron McKenna Nabarro Olswang LLP Canon Place 78 Cannon Street London EC4N 6AF
<b>Independent Auditor:</b>	Ernst & Young LLP 1 More London Place London SE1 2AF

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## Strategic report for the year ended 31 March 2017

The Directors present their annual report together with the financial statements for the year ended 31 March 2017.

### Principal activity

The Company is principally engaged in commercial property development and asset management.

### Business review

In the year ended 31 March 2017, the Company achieved gross project profits of £3.3m (2016: £0.6m), an operating profit of £11.7m (2016: £1.2m loss) and profit after tax amounting to £9.3 (2016: £1.4m loss).

During the year, the Company purchased 33.6 acres of land in Bicester. The Company then signed a pre – let agreement on a 88,110 sq. ft. plot and commenced speculatively building on a 110,000 sq. ft. plot. The land was transferred to a wholly owned subsidiary company subsequent to the year - end date as disclosed in the notes to the accounts.

The Directors report that the operating business continues to maintain its positive outlook and believe the Company to be in a robust position to generate future profits from its core activities of development, asset management and trading of commercial property in the UK.

### Principal risk & uncertainties

The Directors consider the following to be the principal risks and uncertainties facing the Company:

#### Planning Risk

Achieving a planning consent on a project is the key element to creating the value which leads to the Company's profitability. Planning risk is mitigated as the Company employs a talented team with extensive knowledge of the planning system.

#### Financial risk

Working capital management is considered to be a principal risk. Cash is managed to maximise income from interest while avoiding inherent risk. Cashflow is budgeted and forecast and subsequently reviewed throughout the year.

### Key performance indicators

The Directors have assessed the Company's performance using two key performance indicators:

- Gross project profit was £3.3m (2016: £0.6m). This provides a measure of the income generated from our core activities.
- Net profit before valuation gains and tax was £0.7m (2016: £1.4m loss). This provides a measure of the return gained from our core activities after accounting for the associated overheads, exceptional items and financing costs.

ON BEHALF OF THE BOARD

R W Bowen  
Director

14 NOVEMBER 2017

# Directors' report for the year ended 31 March 2017

## Directors

The Directors who served during the year were:

R W Bowen  
H B Chapman  
C P Matthews  
A M Dickman  
DV4 Administration 1 UK Limited

No director had, during or at the end of the year, a material interest in any contract which was significant in relation to the Company's business.

## Statement of directors' responsibilities

The Directors are responsible for preparing the strategic report and 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 prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102).

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 year. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

The Directors are responsible for the maintenance and integrity of the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

## Directors' report for the year ended 31 March 2017

### Disclosure of information to auditors

In so far as each of the Directors are aware:

- there is no relevant audit information of which the Company's auditors are unaware; and
- The Directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

### Independent auditors

The auditors, Ernst & Young LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

### Consolidation exemption

db symmetry Limited has taken advantage of the exemption from preparing consolidated financial statements by virtue of it being deemed a small group under the Companies Act 2006.

### Future developments

A summary of the Company's future developments are included within the Strategic Report on page 3.

### Political donations

No political donations were made in the year (2016: nil).

### Dividends

The Directors do not propose the payment of a dividend for the year ended 31 March 2017 (2016: £nil).

### Small companies' exemption

In preparing the report and financial statements, the Directors have taken advantage of the small companies' exemption provided under the Companies Act 2006.

ON BEHALF OF THE BOARD



R W Bowen  
Director

14 NOVEMBER 2017

# Report of the independent auditor to the members of db symmetry Limited

(Registered number 04537090)

We have audited the financial statements of db symmetry Limited for the year ended 31 March 2017 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes 1 to 22. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland.

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in 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' Report 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 Ethical Standards for Auditors.

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

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

## **Opinion on financial statements**

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 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.

# Report of the independent auditor to the members of db symmetry Limited (Registered number 04537090)

## **Opinion 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 Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

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

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have identified no material misstatements in the Strategic Report or Directors' Report.

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; 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.

*Ernst & Young LLP*

Matthew Williams (Senior statutory auditor)  
for and on behalf of Ernst & Young LLP, Statutory Auditor  
London

17/11/17



## Statement of comprehensive income

	Note	Year ended 31 March 2017 £	Year ended 31 March 2016 £
Revenue	3	3,905,613	559,913
Cost of sales		<u>(593,689)</u>	<u>(6,004)</u>
Gross profit		3,311,924	553,909
Unrealised investment property gain	12	10,461,582	-
Administrative expenses	3	<u>(2,106,031)</u>	<u>(1,777,848)</u>
Operating profit / (loss)		11,667,475	(1,223,939)
Interest payable and other similar charges	4	(643,105)	(238,831)
Interest receivable and other similar income	5	<u>161,550</u>	<u>94,373</u>
Profit / (loss) on ordinary activities before taxation		11,185,920	(1,368,397)
Tax charge on profit/(loss) on ordinary activities	7	<u>(1,869,702)</u>	<u>(2,251)</u>
Profit / (loss) for the financial year		9,316,218	(1,370,648)
Other comprehensive income		-	-
Total comprehensive profit / (loss) for the year		<u>9,316,218</u>	<u>(1,370,648)</u>

All of the Company's activities are regarded as continuing.

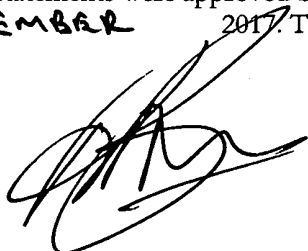
## Statement of financial position

	Note	31 March 2017		31 March 2016	
		£	£	£	£
<b>Non-current assets</b>					
Investment property	12	13,670,000		-	
Property, plant and equipment	8	31,170		50,027	
Intangible assets	9	4,357		313	
Investments	10	68		68	
		<u>13,705,595</u>		<u>50,408</u>	
<b>Current assets</b>					
Inventory	11	2,222,438	1,427,068		
Trade and other receivables	13	3,606,941	1,271,952		
Cash at bank and in hand		<u>498,439</u>	<u>240,663</u>		
		<u>6,327,818</u>		<u>2,939,683</u>	
<b>Total assets</b>		<u>20,033,413</u>		<u>2,990,091</u>	
<b>Current liabilities</b>					
Trade and other payables	14	<u>(8,319,920)</u>		<u>(2,580,516)</u>	
<b>Total assets less current liabilities</b>					
Provisions for liabilities	17	<u>(1,987,702)</u>		-	
<b>Net assets</b>		<u>9,725,793</u>		<u>409,575</u>	
<b>Capital and reserves</b>					
Called up share capital	16	100,800	100,800		
Share premium account		115,200	115,200		
Other reserves		24,000	24,000		
Retained earnings		<u>9,485,793</u>	<u>169,575</u>		
<b>Total equity</b>		<u>9,725,793</u>		<u>409,575</u>	

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

The financial statements were approved by the Board of Directors and authorised for issue on  
14 NOVEMBER 2017. They were signed on its behalf by:

R W Bowen  
Director



Company number: 4537090

## Statement of changes in equity for the year ended 31 March 2017

	Share capital	Capital redemption reserve	Share premium	Retained earnings	Total equity
	£	£	£	£	£
As at 1 April 2015	100,800	24,000	115,200	1,540,223	1,780,223
Loss for the year	—	—	—	(1,370,648)	(1,370,648)
At 31 March 2016	<b>100,800</b>	<b>24,000</b>	<b>115,200</b>	<b>169,575</b>	<b>409,575</b>
As at 1 April 2016	100,800	24,000	115,200	169,575	409,575
Profit for the year	—	—	—	9,316,218	9,316,218
At 31 March 2017	<b>100,800</b>	<b>24,000</b>	<b>115,200</b>	<b>9,485,793</b>	<b>9,725,793</b>

## **1. Principle Accounting Policies**

### **Statement of compliance**

db symmetry Limited is incorporated in the United Kingdom. The financial statements of db symmetry Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006 as applicable to companies subject to the small companies regime.

#### Summary of significant accounting policies

##### **a) Basis of preparation**

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 2. Accounting policies are applied consistently.

##### **b) Going Concern**

The Directors have considered the working capital needs of the business by preparing detailed plans for future projects, reviewing results for those plans on a regular basis and ensuring that adequate facilities are in place to cover fluctuations in future projects for the next 12 months and have concluded that with the continued support of db symmetry group Limited, the immediate parent entity, the Company will be able to meet its liabilities as they fall due.

On the basis of the above support, the Directors consider that the Company will continue in operational existence for the foreseeable future and accordingly the Directors consider it appropriate to prepare the financial statements on the going concern basis. The financial statements do not include any adjustments that would result from a withdrawal of this support.

##### **c) Exemptions for small entities**

The Company is a small entity as defined by Companies Act 2006. Consequently, the Company has taken advantage of the exemption from preparing its own Cashflow Statement.

##### **d) Revenue**

Revenue comprises revenue recognised by the Company in respect of sales of owned projects, development management fees, profit share arrangements during the year and rental income exclusive of Value Added Tax and trade discounts.

Sales of owned projects are recognised upon the signing of an unconditional sale agreement.

Development Management fees are recognised as services are provided, over the term of the project.

Profit Share arrangements are recognised when the related property is sold by an unconditional sale agreement.

Rental income is recognised on a straight-line basis over the lease term.

**e) Inventory and work in progress**

Inventory and work in progress are carried at the lower of cost and net realisable value and include:

- Costs directly attributable to securing development contracts, to the extent that, at the time of expenditure, it is considered sufficiently probable that such contracts will be entered into.
- Subsequent costs associated with such secured development contracts to the extent that, at the time of expenditure, it is considered sufficiently probable that capitalised costs will be recovered through a successful conclusion to the contracts.

Costs attributable to contracts that have been realised and/or concluded in the year are taken to profit and loss. Costs attributable to contracts that, in the year, are no longer considered sufficiently probable to be successful are also taken to profit or loss.

The company purchases options over land which are exercised when certain milestones have been achieved. Options over land are initially held as inventory and when exercised, are transferred to investment property if the land is to be kept for capital appreciation or rental income.

**f) Investment Properties**

These are development properties that are under development or available for development. Investment properties comprise freehold properties and are first measured at cost (including transaction costs), then revalued to market value at each reporting date by independent professional valuers. Valuation gains and losses in a period are taken to profit and loss.

**g) Investments**

Shares in Group undertakings are stated at cost less any provision for impairment.

The Company assesses its investments for impairment whenever events or changes in circumstances indicate that the carrying value of an investment may not be recoverable. If any such indication of impairment exists, the Company makes an estimate of the recoverable amount. If the recoverable amount of the cash-generating unit is less than the value of the investment, the investment is considered to be impaired and is written down to its recoverable amount. An impairment loss is recognised immediately in the profit and loss account.

**h) Taxation**

Current tax is recognised for the amount of income tax payable in respect of the taxable profit for the current year or past reporting years using 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 except for unrelieved tax losses and other deferred tax assets, which are recognised only to the extent that the Directors consider that it probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the years in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

**i) Property, plant and equipment**

Property, plant and equipment are stated at cost or valuation, net of depreciation and any provision for impairment. Depreciation is calculated to write down the cost less estimated residual value of these assets by equal annual instalments over their expected useful lives. The rates generally applicable are:

Computer equipment, leasehold improvements	50% per annum
Office equipment	25% per annum
Fixtures and fittings	10% per annum

**j) Intangible assets and amortisation**

Intangible assets are stated at cost or valuation, net of amortisation and any provision for impairment. Amortisation is calculated to write down the cost less estimated residual value of these assets by equal annual instalments over their expected useful lives. The rates generally applicable are:

Computer software	100% per annum
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**k) Financial instruments**

The Company has chosen to adopt the Sections 11 and 12 of FRS 102 in respect of financial instruments.

**(i) Financial assets**

Basic financial assets, including trade and other receivables, cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

**(ii) Financial liabilities**

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

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as currently liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual

**(iii) Offsetting**

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**l) Defined contribution pension schemes**

The pension costs charged against operating profits are the amount of the contributions payable to the schemes in respect of the accounting year. At year end, £12k (2016: £6k) was unpaid to the schemes.

**m) Disclosure exemptions**

In preparing these financial statements the Company has taken advantage of disclosure exemptions conferred by FRS 102 and the Companies Act 2006. Therefore, these financial statements do not include:

- a statement of cashflows
- disclosure of related party transactions with and between wholly – owned subsidiaries
- disclosures relating to financial instruments

**2. Critical accounting judgements and estimation uncertainty**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**a) Critical judgements in applying the entity's accounting policies**

**(i) Inventory and work in progress**

Inventory and work in progress is capitalised once the project in question is sufficiently probable to be secured. This certainty is considered achieved once heads of terms are agreed between the parties.

**ii) Investment property valuations**

Valuation of investment property requires significant judgement. The Company engages third party independent qualified valuers to perform the valuation.

**3. Profit/(loss) on ordinary activities before taxation**

Revenue is derived entirely within the UK.

	Year ended 31 March 2017 £	Year ended 31 March 2016 £
Development management fee	496,317	468,125
Profit share agreements	1,606,066	-
Dividend income	22,740	-
Revenue on disposal of land	1,690,258	-
Rental income	90,232	91,788
	<u>3,905,613</u>	<u>559,913</u>

The profit/(loss) on ordinary activities is stated after:

	Year ended 31 March 2017 £	Year ended 31 March 2016 £
Auditor's remuneration:		
- Fees payable to the Company's auditor for the audit of the financial statements	48,600	54,100
Depreciation and amortisation	<u>65,886</u>	<u>70,313</u>

**4. Interest Payable**

	Year ended 31 March 2017 £	Year ended 31 March 2016 £
Interest on amounts due to group undertakings	643,105	238,434
Other interest payable	-	397
	<u>643,105</u>	<u>238,831</u>

**5. Interest Receivable**

	Year ended 31 March 2017 £	Year ended 31 March 2016 £
Interest on amounts due from group undertakings	<u>161,550</u>	<u>94,373</u>



## **6. Directors and employees**

Staff costs during the year were as follows:

	<b>Year ended 31 March 2017</b>	<b>Year ended 31 March 2016</b>
	<b>£</b>	<b>£</b>
Wages and salaries	<b>1,090,742</b>	800,121
Social security costs	<b>137,517</b>	97,397
Other pension costs	<b>89,595</b>	61,107
	<b><u>1,317,854</u></b>	<b><u>958,625</u></b>

The average number of employees during the year was 9 (2016:7) all of whom were engaged in administration.

Remuneration in respect of Directors was as follows:

	<b>Year ended 31 March 2017</b>	<b>Year ended 31 March 2016</b>
	<b>£</b>	<b>£</b>
Emoluments	<b>596,981</b>	536,479
Pension contributions to money purchase pension schemes	<b>15,000</b>	50,000
	<b><u>611,981</u></b>	<b><u>586,479</u></b>

During the year 3 Directors (2016 : 3) participated in money purchase pension schemes. One director was paid for his services to the Company by db symmetry North Limited. The total paid to him for their service to the Group was £214,335 (2016: £222,300).

The remuneration in respect of the highest paid director by this Company is as follows:

	<b>Year ended 31 March 2017</b>	<b>Year ended 31 March 2016</b>
	<b>£</b>	<b>£</b>
Emoluments	<b>214,125</b>	198,816
Pension contributions to money purchase pension schemes	<b>5,000</b>	18,000
	<b><u>219,125</u></b>	<b><u>216,816</u></b>

**7. Tax on profit/(loss) on ordinary activities**

The tax (credit) / charge represents:

	Year ended 31 March 2017 £	Year ended 31 March 2016 £
<b>Current tax</b>		
Corporation tax at 20% (2016 : 20%)	-	-
Under provision in prior year	-	2,251
<b>Total current tax</b>	<b>-</b>	<b>2,251</b>
<b>Deferred tax liability</b>		
Origination and reversal of timing differences	1,869,702	-
<b>Total tax charge for the year</b>	<b>1,869,702</b>	<b>2,251</b>
<b>Deferred tax asset</b>		
Accelerated capital allowances	(5,265)	-
Short term timing differences	2,283	-
Tax losses carried forward and other deductions	120,981	-
	<b>117,999</b>	<b>-</b>
<b>Movement in deferred tax asset:</b>		
Asset at start of year	-	-
Credited in the profit and loss for the year	117,999	-
	<b>117,999</b>	<b>-</b>
<b>Movement in deferred tax liability:</b>		
Liability at start of year	-	-
Charged to profit and loss for the year	1,987,702	-
	<b>1,987,702</b>	<b>-</b>

The deferred tax liability relates to the unrealised gain on revaluation of investment property.

**7. Tax on profit/(loss) on ordinary activities (continued)****Factors affecting the tax charge for the year**

The tax assessed for the year is different to the standard rate of corporation tax 20% (2016: 20%). The difference can be explained as follows:

	Year ended 31 March 2017 £	Year ended 31 March 2016 £
Profit / (Loss) before tax	<u>11,185,920</u>	<u>(1,368,397)</u>
Profit/(Loss) multiplied by the standard rate of corporation tax of [20%] (2016 : 20%)	2,237,184	(273,679)
Effect of:		
Expenses not deductible for tax purposes	6,921	3,326
Capital allowances in excess of depreciation	-	(1,748)
Adjustment in respect of previous years	-	2,251
Effects of different rates of tax	(96,093)	-
Recognition of deferred tax asset in relation to losses brought forward	(278,310)	-
Unrelieved losses arising in the year	-	271,940
Other timing differences	-	161
Total Tax charge for year	<u>1,869,702</u>	<u>2,251</u>

The Company had an unrecognised deferred tax asset at 31 March 2016 in respect of tax losses carried forward of £250,000. These losses were partly utilised in the year ended 31 March 2017 and the remaining losses recognised as a deferred tax asset at a tax rate of 19%.

**Factors affecting future tax charges**

The Finance (No.2) Act 2015 was enacted on 18 November 2015, which introduced a reduction in the headline rate of corporation tax from 20% to 19% from 1 April 2017. The Finance Act 2016 was enacted on 15 September 2016, and introduced a further reduction of the headline rate of corporation tax to 17% from 1 April 2020. The deferred tax assets and liabilities reflect these rates.

**8. Property, plant and equipment**

	Fixtures and fittings	Computer equipment	Office equipment	Total
	£	£	£	£
Cost				
At 1 April 2016	190,043	185,499	121,870	497,412
Additions	—	26,398	580	26,978
At 31 March 2017	<b>190,043</b>	<b>211,897</b>	<b>122,450</b>	<b>524,390</b>
Depreciation				
At 1 April 2016	185,743	143,304	118,338	447,385
Provided in the year	645	43,136	2,054	45,835
At 31 March 2017	186,388	186,440	120,392	493,220
Net book value				
At 31 March 2017	<b>3,655</b>	<b>25,457</b>	<b>2,058</b>	<b>31,170</b>
Net book value at 31 March 2016	4,300	42,195	3,532	50,027

**9. Intangible assets**

	Software £
Cost	
At 1 April 2016	104,635
Additions	10,456
At 31 March 2017	<b>115,091</b>
Amortisation	
At 1 April 2016	104,322
Provided in the year	6,412
At 31 March 2017	110,734
Net book value at At 31 March 2017	<b>4,357</b>
Net book value at At 31 March 2016	313

**10. Investments**

	Investment in group undertakings £
Cost	
At 1 April 2016 and 31 March 2017	<u>68</u>

The following were the subsidiaries of the Company as at 31 March 2017:

Company	Country of incorporation	Class of share capital held	Proportion held by the entity	Nature of business
Barwood Developments (Chiltern Park) Limited (in liquidation)	Great Britain (registered in England and Wales)	Ordinary	100%	Commercial property development
db symmetry North Limited	Great Britain (registered in England and Wales)	Ordinary	100%	Commercial property development
db symmetry (Blyth) Limited	Great Britain (registered in England and Wales)	Ordinary	100%	Commercial property development
db symmetry (Bicester Reid) Limited	Great Britain (registered in England and Wales)	Ordinary	100%	Commercial property development

**11. Inventory**

	2017 £	2016 £
Work in progress	<u>2,222,438</u>	<u>1,427,068</u>

## 12. Investment property

	2017 £	2016 £
Property Acquisition	3,208,418	-
Revaluation gain during the year	10,461,582	-
Total Investment Property	13,670,000	-

The investment property balance relates to land at Bicester Reid acquired during the year.

The valuations were undertaken in accordance with RICS Valuation Standards, Sixth Edition in the United Kingdom by independent third party valuers, who are qualified for the purpose of the valuation in accordance with the RICS valuation standard.

The most recent valuation of the Company's property was at 31 March 2017, based on the following:

- information provided by management including confidential rent rolls, expected vacancy, break options, expiry dates, lease incentives, service charges, capital expenditure, costs to complete and expected rental income on unlet units; and
- market assumptions derived from their own independent assessment and market observations.

Key unobservable inputs into valuation are the expected rental income and the equivalent yields and cost per square foot.

There were no contractual obligations to purchase, construct or develop investment property for repairs, maintenance or enhancements as at 31 March 2017.

The entire investment property balance relates to land acquired during the year and does not include subsequent expenditure recognised in the carrying amount of the land.

## 13. Trade and other receivables

	2017 £	2016 £
Trade receivables	332,688	62,360
Amounts owed by group undertakings	2,596,386	896,566
Deferred tax	117,999	-
Corporation tax	-	90,722
Prepayments	49,536	22,304
Other receivables	510,332	200,000
	3,606,941	1,271,952

Amounts owed by group undertakings are unsecured, have no fixed date of repayment and are repayable on demand.

**14. Trade and other payables**

	2017	2016
	£	£
Amounts owed to group undertakings	5,809,484	2,266,379
Trade payables	622,681	110,240
Social security and other taxes	83,237	67,760
Other payables and accruals	<u>1,804,518</u>	<u>136,137</u>
	<u>8,319,920</u>	<u>2,580,516</u>

Amounts owed to group undertakings attract interest at a rate of 15% pa, are secured over the Company's undertaking and assets, and repayable on 13 December 2017.

**15. Post-employment benefits**

Defined contribution scheme

The amount recognised as an expense for the defined contribution scheme was:

	Year ended 31 March 2017	Year ended 31 March 2016
	£	£
Current year contributions	<u>56,276</u>	<u>61,107</u>

**16. Share Capital**

	2017	2016
	£	£
Authorised 120,000 ordinary shares of £1 each	<u>120,000</u>	<u>120,000</u>
Equity shares Allotted, called up and fully paid 100,800 ordinary shares of £1 each	<u>100,800</u>	<u>100,800</u>

## 17. Provision for liabilities

### Deferred tax

The provision for deferred tax consists of the following deferred tax liability:

	Year ended 31 March 2017 £	Year ended 31 March 2016 £
Origination and reversal of timing differences	<u>1,987,702</u>	<u>-</u>

There are no other provisions other than deferred tax which arose on the revaluation of the investment property acquired during the year. Movements in deferred tax have been disclosed in note 7.

## 18. Capital commitments

The Company had no capital commitments as at 31 March 2017 nor 31 March 2016.

## 19. Contingent liabilities

There were no contingent liabilities as at 31 March 2017 or 31 March 2016.

## 20. Leasing commitments

Operating lease payments amounting to £86,381 (2016 - £87,655) were paid during the year. Future minimum rentals payable under non-cancellable operating leases are as follows:

	31 March 2017		31 March 2016	
	Land and buildings £	Other £	Land and buildings £	Other £
In one year or less	-	-	-	-
Between one and five years	49,211	3,440	57,769	6,408
In five years or more	<u>995,809</u>	<u>-</u>	<u>1,075,204</u>	<u>-</u>
	<u>1,045,020</u>	<u>3,440</u>	<u>1,132,973</u>	<u>6,408</u>



**21. Ultimate parent undertaking and controlling party**

db Symmetry Group Limited is the Company's immediate parent undertaking. db Symmetry Group Limited is registered and incorporated in Great Britain. The Company's ultimate parent undertaking and ultimate controlling party is DV4 Limited, which is registered and incorporated in the British Virgin Islands.

DV4 Limited is the parent company of the largest and smallest group of which the Company is a member and for which group accounts are prepared.

**22. Post Balance Sheet Events**

db symmetry group Limited, the Company's immediate parent company has provided funding, by way of further inter-company loans, of £1.8m on 13th May 2017 and £2.5m on 12th June 2017.

The Company transferred the investment property to a subsidiary on 30 May 2017 at nil consideration.

On 23 June 2017, a newly incorporated wholly owned subsidiary of the Company, db symmetry (Midlands) Limited, acquired the remaining 50% interest in db symmetry (Land) LLP (previously Barwood Commercial Land LLP) which the Company did not already own, making db symmetry (Land) LLP and all its subsidiaries wholly owned subsidiaries of the Company. Total consideration for the transaction was £9.6m.