

Registered number  
05120741

C G I S Holborn Hall Limited  
Report and Financial Statements  
30 June 2013



**C.G.I.S. Holborn Hall Limited**  
**Report and financial statements**  
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**C G.I.S Holborn Hall Limited**

**Registered number: 05120741**

**Directors' Report**

The directors present their report and financial statements for the year ended 30 June 2013

**Principal activities**

The company's principal activity during the year continued to be property investment

**Results and dividends**

The results for the year are shown in the profit and loss account on page 4

The directors do not recommend the payment of a final dividend

**Directors**

The following persons served as directors during the year

T S Cole  
S R Collins  
M N Steinberg

**Disclosure of information to auditors**

Each person who was a director at the time this report was approved confirms that

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware, and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information

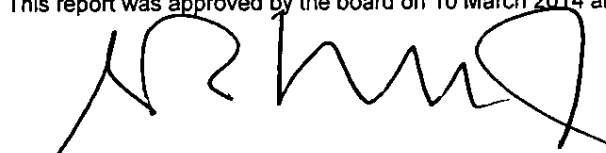
**Auditors**

The auditors, haysmacintyre, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006

**Small company provisions**

In preparing this report, the directors have taken advantage of the small companies exemption provided by section 415A of the Companies Act 2006

This report was approved by the board on 10 March 2014 and signed on its behalf



S R Collins  
Director

Registered Office  
10 Upper Berkeley Street  
London  
W1H 7PE

## **C.G.I.S. Holborn Hall Limited**

### **Statement of Directors' Responsibilities**

The directors are responsible for preparing the report and 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 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,
- 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.

**C.G.I.S. Holborn Hall Limited**  
**Independent auditors' report**  
**to the shareholders of C.G.I S. Holborn Hall Limited**

We have audited the financial statements of C G I S Holborn Hall Limited for the year ended 30 June 2013 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and the related notes. 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).

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 auditors' 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 auditors**

As explained more fully in the Statement of Directors' Responsibilities, 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**

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. If we become aware of any apparent material misstatements or inconsistencies, we consider the implications for our report.

**Opinion on the financial statements**

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2013 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

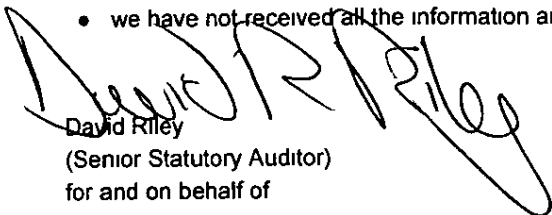
**Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, the information given in the Directors' Report for the financial year for which the financial statements are prepared 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 accounts 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.

  
David Riley  
(Senior Statutory Auditor)  
for and on behalf of  
haysmacintyre  
Statutory Auditor  
10 March 2014

26 Red Lion Square  
London  
WC1R 4AG

**C.G.I.S. Holborn Hall Limited**  
**Profit and Loss Account**  
**for the year ended 30 June 2013**

	<b>Notes</b>	<b>2013 £</b>	<b>2012 £</b>
<b>Turnover</b>	2	1,390,156	1,329,091
Cost of sales		(293,350)	(136,228)
<b>Gross profit</b>		<u>1,096,806</u>	<u>1,192,863</u>
Administrative expenses		6,951	-
<b>Operating profit</b>		<u>1,103,757</u>	<u>1,192,863</u>
Interest payable	5	(364,720)	(409,133)
<b>Profit on ordinary activities before taxation</b>		<u>739,037</u>	<u>783,730</u>
Tax on profit on ordinary activities	6	(397,228)	(22,181)
<b>Profit for the financial year</b>		<u>341,809</u>	<u>761,549</u>

**C.G.I.S. Holborn Hall Limited**  
**Statement of total recognised gains and losses**  
**for the year ended 30 June 2013**

	<b>Notes</b>	<b>2013 £</b>	<b>2012 £</b>
Profit for the financial year		341,809	761,549
Unrealised surplus/(deficit) on revaluation of properties	7	1,600,000	(2,705,696)
Total recognised gains and losses related to the year		<u>1,941,809</u>	<u>(1,944,147)</u>

**C.G.I.S. Holborn Hall Limited**  
**Balance Sheet**  
**as at 30 June 2013**

Company number 05120741

	Notes	2013 £	2012 £
<b>Fixed assets</b>			
Investment Property	7	22,400,000	20,800,000
<b>Current assets</b>			
Debtors	8	611,774	432,370
<b>Creditors: amounts falling due within one year</b>	9	(14,075,756)	(14,635,389)
<b>Net current liabilities</b>		<u>(13,463,982)</u>	<u>(14,203,019)</u>
<b>Total assets less current liabilities</b>		<u>8,936,018</u>	<u>6,596,981</u>
<b>Provisions for liabilities</b>	10	(727,872)	(330,644)
<b>Net assets</b>		<u>8,208,146</u>	<u>6,266,337</u>
<b>Capital and reserves</b>			
Called up share capital	11	1	1
Revaluation reserve	12	4,718,219	3,118,219
Profit and loss account	13	3,489,926	3,148,117
<b>Shareholders' funds</b>		<u>8,208,146</u>	<u>6,266,337</u>

M N Steinberg  
Director

Approved by the board on 10 March 2014

S R Collins  
Director



**C.G.I.S. Holborn Hall Limited**  
**Notes to the Accounts**  
**for the year ended 30 June 2013**

**1 Accounting policies**

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

***Accounting convention***

The financial statements have been prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and Applicable Law)

***Properties***

Investment properties are included in the balance sheet at their market value at 30 June 2013, which is based upon valuations from DTZ Debenham Tie Leung Limited. Temporary surpluses or deficits arising on valuation are transferred to a revaluation reserve. Permanent impairment in the value of properties to below their carrying values are charged directly to the profit and loss account.

Additions to investment properties include only costs of a capital nature.

In accordance with SSAP 19 (as amended) no depreciation or amortisation is provided in respect of freehold and leasehold investment properties. This treatment of the Group's investment properties, is a departure from the requirements of Companies Act 2006 concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the Directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the factors reflected in annual valuation, and the amount which might otherwise be shown, cannot be separately identified or quantified.

***Cashflow statement***

A cash flow statement is included in the consolidated financial statements of the ultimate holding company, C G I S Group Limited. The company therefore is exempt under FRS1 from the requirement to prepare a separate cash flow statement.

***Related party transactions***

As the company is a wholly owned subsidiary of C G I S Group Limited, it has taken advantage of the exemption contained in Financial Reporting Standard 8 and has therefore not disclosed transactions with wholly owned subsidiaries which form part of the group.

***Deferred taxation***

Full provision is made for deferred taxation resulting from timing differences between the recognition of gains and losses in the accounts and their recognition for tax purposes. Deferred taxation is calculated on an un-discounted basis at the tax rates which are expected to apply in the periods when the timing differences will reverse.

**2 Turnover**

Turnover, which is stated net of value added tax, includes rents receivable and the invoiced value of other sales from operations within the United Kingdom.

**C.G.I.S. Holborn Hall Limited**  
**Notes to the Accounts**  
**for the year ended 30 June 2013**

**3 Staff numbers and costs**

Except for the directors, there were no persons employed by the company during the period (2012 None) The directors received no remuneration for their services to the the company (2012 Nil)

**4 Auditors' remuneration**

The auditors' remuneration has been borne by its ultimate parent company, C G I S Group Limited

<b>5 Interest payable</b>	<b>2013 £</b>	<b>2012 £</b>
Interest payable	364,720	409,133
	<u>364,720</u>	<u>409,133</u>

Interest on intercompany loans is charged annually in arrears at bank base rate plus 3.25%. However, where this would result in a loss arising in the subsidiary company's accounts, the amount of interest charged is constrained to the funds available in that subsidiary company, such that neither a gain or a loss arises in its accounts

<b>6 Taxation</b>	<b>2013 £</b>	<b>2012 £</b>
Deferred tax	397,228	22,181
	<u>397,228</u>	<u>22,181</u>

The tax on the profit on ordinary activities has been reduced from the amount that would arise from applying the prevailing corporation tax rate to the company's profit as follows -

<b>Current taxation reconciliation</b>	<b>2013 £</b>	<b>2012 £</b>
Profit on ordinary activities before taxation	<u>739,037</u>	<u>783,730</u>
UK corporation tax at 24/23% on profits before tax (2012 26/24%)	175,526	199,862
Capital allowances and IBAs	(25,368)	(36,679)
Permanently disallowable expenditure	(1,655)	7,520
Tax losses from group companies	<u>(148,503)</u>	<u>(170,703)</u>
	<u>-</u>	<u>-</u>

**C.G.I.S. Holborn Hall Limited**  
**Notes to the Accounts**  
**for the year ended 30 June 2013**

**7 Investment Property**

	<b>Land and buildings £</b>	<b>Total £</b>
<b>Cost</b>		
At 1 July 2012	20,800,000	20,800,000
Surplus on revaluation	<u>1,600,000</u>	<u>1,600,000</u>
At 30 June 2013	<u>22,400,000</u>	<u>22,400,000</u>
<b>Net book value</b>		
At 30 June 2013	<u>22,400,000</u>	<u>22,400,000</u>
At 30 June 2012	<u>20,800,000</u>	<u>20,800,000</u>

	<b>2013 £</b>	<b>2012 £</b>
Freehold land and buildings		
Historical cost	<u>17,681,781</u>	<u>17,681,781</u>

The company is a subsidiary of C G I S Group Limited group ("the group") The group has borrowings which are secured against the assets of the group and the company is a guarantor of these borrowings

The group borrowings contain certain financial covenants relating to the market value of the group's property assets in a ratio to the level of outstanding borrowings At 30 June 2013, the group was in full compliance with these ratios

The company's property has been valued as at 30 June 2013 by the directors based on valuations provided by the Group's independent external valuer, DTZ Debenham Tie Leung These valuations were prepared in accordance with the current Valuation Standards ("VS") and United Kingdom Valuation Standards ("UKVS") contained within the RICS Appraisal and Valuation Standards, 8th edition ('The Red Book')

<b>8 Debtors</b>	<b>2013 £</b>	<b>2012 £</b>
Prepayments and accrued income	369,608	341,582
Other debtors	<u>242,166</u>	<u>90,788</u>
	<u>611,774</u>	<u>432,370</u>
<b>9 Creditors: amounts falling due within one year</b>	<b>2013 £</b>	<b>2012 £</b>
Trade creditors	188,272	184,418
Amounts owed to parent undertaking	13,349,504	14,116,291
Other creditors	184,168	70,738
Accruals and deferred income	<u>353,812</u>	<u>263,942</u>
	<u>14,075,756</u>	<u>14,635,389</u>

**C.G.I.S. Holborn Hall Limited**  
**Notes to the Accounts**  
**for the year ended 30 June 2013**

**10 Provisions for liabilities**

Deferred taxation	2013 £	2012 £
Accelerated capital allowances	727,872	330,644
	<u>727,872</u>	<u>330,644</u>

	2013 £	2012 £
At 1 July	330,644	308,463
Deferred tax charge in profit and loss account	397,228	22,181
At 30 June	<u>727,872</u>	<u>330,644</u>

**11 Share capital**

	Nominal value	2013 Number	2013 £	2012 £
Allotted, called up and fully paid Ordinary shares	£1 each	1	1	1
			<u>1</u>	<u>1</u>

**12 Revaluation reserve**

	2013 £
At 1 July 2012	3,118,219
Arising on revaluation during the year	1,600,000
At 30 June 2013	<u>4,718,219</u>

**13 Profit and loss account**

	2013 £
At 1 July 2012	3,148,117
Profit for the year	341,809
At 30 June 2013	<u>3,489,926</u>

**14 Reconciliation of movement in shareholder's funds**

	2013 £	2012 £
At 1 July	6,266,337	8,210,484
Profit for the financial year	341,809	761,549
Arising on revaluation during the year	1,600,000	(2,705,696)
	<u>8,208,146</u>	<u>6,266,337</u>

**C.G.I.S. Holborn Hall Limited**  
**Notes to the Accounts**  
**for the year ended 30 June 2013**

**15 Ultimate controlling party**

The largest and smallest group into which the company is consolidated is C G I S Group Limited, a company registered in England and Wales

The company is ultimately controlled by the directors