

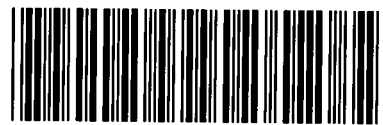
Company Registration No. 06168158

Greenbay Property Limited

Report and Financial Statements

30 June 2016

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Greenbay Property Limited

Report and financial statements 2016

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Greenbay Property Limited

Officers and professional advisers

Directors

D P Levy
M J Collecott
R Caplehorn
D Cullen

Secretary

M J Collecott

Registered Office

Lilywhite House
782 High Road
Tottenham
London
N17 0BX

Bankers

HSBC Bank plc
70 Pall Mall
London
SW1Y 5EZ

Solicitors

Olswang LLP
90 High Holborn
London
WC1V 6XX

Auditor

Deloitte LLP
Chartered Accountants and Statutory Auditor
2 New Street Square
London
EC4A 3BZ

Greenbay Property Limited

Directors' report

The directors present their report and the financial statements of Greenbay Property Limited ('the Company') for the year ended 30 June 2016.

The Directors' report has been prepared in accordance with the special provisions relating to small companies under section 444(5) of the Companies Act 2006 and the company is therefore exempt from preparing a Strategic Report.

Principal activities

The principal activity of the company is that of the acquisition of property on behalf of the Tottenham Hotspur group.

Risks and uncertainties

The risks and uncertainties of the company are aligned to those of Tottenham Hotspur Limited and discussed in page 3 of the consolidated Group accounts.

Directors

The directors who served during the year, except as noted, were as follows:

D P Levy
M J Collecott
D Cullen
R Caplehorn

Dividends and results

The directors do not recommend the payment of a dividend in the current period (2015: £nil). The company made a loss after tax for the year of £10,989 (2015: £21,524 loss) and the net liabilities as at 30 June 2016 were £1,716,171 (2015: £1,705,182).

The directors consider the future prospects of the company to be satisfactory.

Going concern

The company is a property company with net current liabilities and net liabilities at 30 June 2016 and was loss-making during the financial year. The financial statements have been prepared on the going concern basis because the parent company, Tottenham Hotspur Limited, stated that it will provide the necessary financial support to the company for at least twelve months from the date these accounts are signed. The parent company directors prepare budgets and forecasts and have produced detailed and realistic cash flow projections which are reviewed on an ongoing basis. These demonstrate that the parent company has the financial capability to satisfy this obligation.

Disclosure of information to the auditor

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

- so far as the director is aware, there is no relevant audit information of which the company's auditor is not aware; and
- the director has taken all steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

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

Greenbay Property Limited

Directors' report (continued)

Auditor

Deloitte LLP have indicated their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

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

A handwritten signature in black ink, consisting of a series of loops and a final downward stroke, representing M J Collecott.

M J Collecott
Secretary

14 October 2016

Greenbay Property Limited

Directors' responsibilities statement

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

Company law requires the directors to prepare such financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

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 accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 101, 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.

Independent auditor's report to the members of Greenbay Property Limited

We have audited the financial statements of Greenbay Property Limited for the year ended 30 June 2016 which comprises the Income statement, the balance sheet, the statement of changes in equity and the related notes 1 to 10. 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), including FRS 101 "Reduced Disclosure Framework".

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, 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 annual 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 30 June 2016 and of its loss 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.

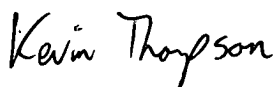
Opinion on other matter prescribed by the Companies Act 2006

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 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 from preparing a Strategic Report or in preparing the Directors' Report.



Kevin Thompson, (Senior statutory auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London United Kingdom
14 October 2016

Greenbay Property Limited

Income statement Year ended 30 June 2016

	Notes	2016 £	2015 £
Revenue	1	-	-
Operating expenses		(11,392)	(23,866)
Loss on ordinary activities before taxation	2	(11,392)	(23,866)
Tax credit on loss on ordinary activities	3	403	2,342
Retained loss for the financial year		<u>(10,989)</u>	<u>(21,524)</u>

The above results all derive from continuing operations.

There are no recognised income or expenses in either period other than the loss as stated above and therefore no statement of comprehensive income is presented.

Greenbay Property Limited

Balance sheet 30 June 2016

	Notes	2016 £	2015 £
Non-current assets			
Property, plant and equipment	4	615,156	594,477
Current assets			
Trade and other receivables	5	5,782,326	9,869,223
Cash and cash equivalents		5,700	5,000
Current liabilities	6	5,788,026 (8,119,353)	9,874,223 (12,173,882)
Net current liabilities		(2,331,327)	(2,299,659)
Net liabilities		(1,716,171)	(1,705,182)
Equity			
Share capital	7	1	1
Retained earnings		(1,716,172)	(1,705,183)
Net liabilities		(1,716,171)	(1,705,182)

The financial statements of Greenbay Property Limited, registered number 06168158, were approved by the Board of Directors and authorised for issue on 14 October 2016.

Signed on behalf of the Board of Directors


M J Collecott
Director

Greenbay Property Limited

Statement of changes in equity 30 June 2016

	Share capital £	Retained earnings £	Total £
Balance at 1 July 2014	1	(1,683,659)	(1,683,658)
Loss for the year	-	(21,524)	(21,524)
Balance at 30 June 2015	1	(1,705,183)	(1,705,182)
Loss for the year	-	(10,989)	(10,989)
Balance at 30 June 2016	1	(1,716,172)	(1,716,171)

Greenbay Property Limited

Notes to the accounts Year ended 30 June 2016

1. Accounting policies

The financial statements are prepared in accordance with applicable United Kingdom law and accounting standards. The particular accounting policies adopted, which have been applied consistently throughout the current year and prior year, are described below.

General information

Greenbay Property Limited is a limited company incorporated and domiciled in the United Kingdom. The company is registered in England and Wales and the address of its registered office is disclosed in the company information. The principal activity of the company is described in the Directors' report.

Basis of preparation

The company meets the definition of a qualifying entity under FRS 100 'Application of Financial Reporting Requirements' issued by the Financial Reporting Council. Accordingly, in the year ended 30 June 2016 the company has changed its accounting framework from pre-2015 UK GAAP to FRS 101 as issued by the Financial Reporting Council and has, in doing so, applied the requirements of IFRS 1.6-33 and related appendices. The financial statements have therefore been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

Accordingly, the Company has prepared individual financial statements which comply with FRS 101 applicable for periods beginning on or after 1 January 2014 and the significant accounting policies meeting those requirements are described in the relevant notes. In preparing these financial statements, the Company has started from an opening balance sheet as at 1 July 2014, the Company's date of transition to FRS101, and made those changes in accounting policies and other restatements required for the first-time adoption of FRS 101. No adjustments were required resulting from the transition to FRS 101.

Where relevant equivalent disclosures have been given in the consolidated financial statements of Tottenham Hotspur Limited. The consolidated financial statements of Tottenham Hotspur Limited are available to the public and can be obtained from Lilywhite House, 782 High Road, Tottenham, London N17 0BX.

The financial statements have been prepared on the historical cost basis and in accordance with the Companies Act 2006.

The presentation and functional currency of the company is pounds sterling.

Accounting convention

The financial statements are prepared under the historical cost convention.

Cash flow statement

Under the provisions of Financial Reporting Standard 1 (Revised) the company has not presented a cash flow statement as Tottenham Hotspur Limited, a company registered in England and Wales, the parent undertaking of the largest and smallest group which includes the company, prepares consolidated financial statements which include the results of the company and contains a cash flow statement.

Going concern

The company is a property company with net current liabilities and net liabilities at 30 June 2016 and was loss-making during the financial year. The financial statements have been prepared on the going concern basis because the parent company, Tottenham Hotspur Limited, stated that it will provide the necessary financial support to the company for at least twelve months from the date these accounts are signed. The parent company directors prepare budgets and forecasts and have produced detailed and realistic cash flow projections which are reviewed on an ongoing basis. These demonstrate that the parent company has the financial capability to satisfy this obligation.

Greenbay Property Limited

Notes to the accounts Year ended 30 June 2016

1. Accounting policies (continued)

Revenue

Revenue represents rental income received from the letting of the company's properties. Revenue is recognised as per the contractual terms of the rental agreements. All revenue arises in the United Kingdom.

Tax

The tax expense represents the tax currently payable.

The tax currently payable is based on taxable profit for the year. Taxable profits differ from net profit as reported in the Income statement because they exclude items of income or expense that are taxable or deductible in other years and they further exclude items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been substantively enacted by the balance sheet date.

Property, plant and equipment

Property, plant and equipment are stated at cost, net of depreciation and any provision for impairment.

Depreciation is provided on cost in equal annual instalments over the estimated useful lives of the assets. The rates of depreciation are as follows:

Freehold land and buildings	2% straight-line
General plant and equipment	20% straight-line

Critical accounting judgements and sources of estimation uncertainty

In the application of the company's accounting policies, the directors of the company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets within the next financial year.

Property, plant and equipment

All non-current assets, including property and plant and equipment are reviewed for potential impairment using estimates of the future economic benefits attributable to them. Any estimates of future economic benefits made in relation to non-current assets may differ from the benefits that ultimately arise, and materially affect, the recoverable value of the asset.

Current taxation

The complex nature of tax legislation under which the Company operates necessitates the use of many estimates and assumptions, where the outcome may differ from that assumed.

Greenbay Property Limited

Notes to the accounts Year ended 30 June 2016

2. Operating loss

	2016 £	2015 £
Operating loss is stated after charging:		
Depreciation	13,815	13,453

There were no employees during the current or preceding period and none of the directors received any remuneration in respect of their services to the company in either period.

The audit fee of £2,000 (2015: £2,000) is borne by another group company in the current and prior period. No fees were paid to the company's auditor or affiliated entities, relating to other services, during the current or prior period. Refer to the Tottenham Hotspur Limited financial statements for full disclosure of fees payable to the auditor.

3. Tax credit on loss on ordinary activities

	2016 £	2015 £
Reconciliation of current tax		
Loss on ordinary activities before taxation	(11,392)	(23,866)
Tax credit on loss on ordinary activities before taxation at 20% (2015: 20.75%)	2,278	4,952
Effect of:		
Capital allowances in excess of depreciation	154	181
Depreciation for which no tax relief is available	(2,403)	(2,791)
Adjustment in respect of prior years	374	-
Total tax credit	403	2,342

There is no provided or unprovided deferred tax.

Greenbay Property Limited

Notes to the accounts Year ended 30 June 2016

4. Property, plant and equipment

	Freehold land and buildings £	General plant and equipment £	Total £
Cost			
At 1 July 2015	635,441	23,471	658,912
Additions	-	34,494	34,494
Disposal	-	-	-
At 30 June 2016	635,441	57,965	693,406
Accumulated depreciation			
At 1 July 2015	49,655	14,780	64,435
Charge for the year	9,249	4,566	13,815
Disposal	-	-	-
At 30 June 2016	58,904	19,346	78,250
Net book value			
At 30 June 2016	576,537	38,619	615,156
At 30 June 2015	585,786	8,691	594,477

5. Trade and other receivables

	2016 £	2015 £
Trade receivables	10,333	23,809
Amounts due from group undertakings	5,771,993	9,845,414
	5,782,326	9,869,223

No interest is charged on amounts due from group undertakings.

6. Current liabilities

	2016 £	2015 £
Trade payables	2,974	141
Amounts owed to group undertakings	8,077,758	12,169,268
Accruals and deferred income	35,222	700
Corporation tax	3,399	3,773
	8,119,353	12,173,882

No interest is charged on amounts owed to group undertakings.

Greenbay Property Limited

Notes to the accounts Year ended 30 June 2016

7. Share capital

	2016 £	2015 £
Authorised		
1,000 ordinary shares of £1 each	1,000	1,000
Called up, allotted and fully paid		
1 ordinary share of £1	1	1

8. Contingent liabilities

The company, together with its parent and fellow subsidiaries, has given a multilateral undertaking to its bankers to guarantee the overdrafts of the group companies.

At the balance sheet date the group had overdrafts of £nil (2015: £nil).

9. Ultimate parent company

The ultimate controlling party is ENIC International Limited, a company incorporated and registered in the Bahamas. The parent undertaking of the largest and smallest group, which includes the company, and for which group financial statements are prepared is Tottenham Hotspur Limited, a company incorporated in the United Kingdom and registered in England and Wales. Copies of the annual report and accounts of Tottenham Hotspur Limited can be obtained from Lilywhite House, 782 High Road, Tottenham, London, N17 0BX.

10. Related party transactions

The company has applied the exemption granted by FRS 101 'Reduced Disclosure Framework' not to disclose intercompany transactions with Tottenham Hotspur group companies.