

Company Registration No. 06279820

Tottenham Hotspur Property Co Limited

Report and Financial Statements

30 June 2015

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Tottenham Hotspur Property Co Limited

Report and financial statements 2015

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Tottenham Hotspur Property Co Limited

Officers and professional advisers

Directors

D P Levy
M J Collecott
D Cullen
R Caplehorn (appointed 2 March 2015)

Secretary

M J Collecott

Registered Office

Lilywhite House
782 High Road
Tottenham
London
N17 0BX

Bankers

HSBC Bank Limited
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

Tottenham Hotspur Property Co Limited

Directors' report

The directors present their report and the financial statements of Tottenham Hotspur Property Co Limited ('the Company') for the year ended 30 June 2015.

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 an intermediate holding company 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 accounts.

Directors

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

D P Levy
M J Collecott
D Cullen
D G Eales (resigned 13 November 2014)
R Caplehorn (appointed 2 March 2015)

Dividends and results

The directors do not recommend the payment of a dividend for the current period (2014: £nil). The company made a loss after tax for the year of £25,285 (2014: £3,786,601 loss) and the net liabilities as at 30 June 2015 were £3,578,493 (2014: £3,553,210 net assets).

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

During the previous year, proceeds totalling £4,923,500 were transferred to Star Furnishing Limited & Stardare Limited, fellow wholly owned subsidiaries of Tottenham Hotspur Limited, by Tottenham Hotspur Property Co Limited. The proceeds transferred were in relation to a contribution towards construction costs during the year ended 30 June 2013 and as such an exceptional expense was recognised.

Going concern

The company has net current liabilities and net liabilities at 30 June 2015. 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.

Tottenham Hotspur Property Co 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 by order of the Board



M J Collecott
Secretary

16 October 2015

Tottenham Hotspur Property Co Limited

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing 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 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 to 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 Tottenham Hotspur Property Co Limited

We have audited the financial statements of Tottenham Hotspur Property Co Limited for the year ended 30 June 2015 which comprise the profit and loss account, the balance sheet and the related notes 1 to 14. 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 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 2015 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 in preparing the Directors' report and Strategic report.



Nigel Mercer (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London, United Kingdom

16 October 2015

Tottenham Hotspur Property Co Limited

Profit and loss account Year ended 30 June 2015

	Notes	2015 £	2014 £
Operating expenses		(31,088)	(35,897)
Operating loss	2	(31,088)	(35,897)
Exceptional expenses	3	-	(4,923,500)
Interest receivable/(payable)	4	-	1,974
Loss on ordinary activities before taxation		(31,088)	(4,957,423)
Tax credit on loss on ordinary activities	5	5,803	1,170,822
Retained loss for the financial year	11	(25,285)	(3,786,601)

The above results all derive from continuing operations.

There were no gains or losses in the current year or prior period other than as set out in the profit and loss account above, and accordingly no separate statement of total recognised gains and losses is presented.

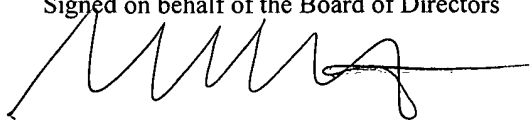
Tottenham Hotspur Property Co Limited

Balance sheet 30 June 2015

	Notes	2015 £	2014 £
Fixed assets			
Investments	6	<u>5</u>	<u>5</u>
Current assets			
Debtors	7	4,896,788	26,820,769
Cash at bank and in hand		<u>4,833</u>	<u>9,905</u>
		4,901,621	26,830,674
Creditors: amounts falling due within one year	8	<u>(8,480,121)</u>	<u>(30,383,889)</u>
Net current liabilities		<u>(3,578,500)</u>	<u>(3,553,215)</u>
Total assets less current liabilities		<u>(3,578,495)</u>	<u>(3,553,210)</u>
Net liabilities		<u>(3,578,495)</u>	<u>(3,553,210)</u>
Capital and reserves			
Called up share capital	9	1	1
Profit and loss account	10	<u>(3,578,496)</u>	<u>(3,553,211)</u>
Total shareholders' deficit	11	<u>(3,578,495)</u>	<u>(3,553,210)</u>

The financial statements of Tottenham Hotspur Property Co Limited, registered number 06279820, were approved by the Board of Directors and authorised for issue on 16 October 2015.

Signed on behalf of the Board of Directors



M J Collecott
Director

Tottenham Hotspur Property Co Limited

Notes to the accounts Year ended 30 June 2015

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 and prior year, are described below.

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.

Group accounts

The company is exempt from preparing and delivering consolidated financial statements under s400 of the Companies Act 2006 as it is included in the consolidated financial statements of the larger group headed by Tottenham Hotspur Limited.

Going concern

The company has net current liabilities and net liabilities at 30 June 2015. 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.

Fixed asset investments

Investments held as fixed assets are stated at cost less provision for impairment.

Tax

The tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profits differ from net profit as reported in the profit and loss account 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.

Deferred tax is the tax expected to be payable on the differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised.

Deferred tax is charged or credited in the profit and loss account.

Tottenham Hotspur Property Co Limited

Notes to the accounts Year ended 30 June 2015

2. Operating loss

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 (2014: £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. Other income

	2015 £	2014 £
Exceptional expense	-	(4,923,500)

During the year ended 30 June 2014, proceeds totalling £4,923,500 were transferred to Star Furnishing Limited & Stardare Limited, fellow wholly owned subsidiaries of Tottenham Hotspur Limited, by Tottenham Hotspur Property Co Limited. The proceeds transferred were in relation to a contribution towards acquisition costs of properties disposed by Star Furnishing Limited & Stardare Limited during the previous year. An exceptional expense was recognised as the original gain was recorded as exceptional income in the year ended 30 June 2014.

4. Net interest receivable/(payable)

	2015 £	2014 £
Interest receivable	-	1,974
Interest payable on bank loans	-	-
Amortisation of debt issue costs	-	-
	-	1,974

Tottenham Hotspur Property Co Limited

Notes to the accounts Year ended 30 June 2015

5. Tax credit on loss on ordinary activities

	2015 £	2014 £
Reconciliation of the current tax credit		
Loss on ordinary activities before taxation	(31,088)	(4,957,423)
Tax credit on loss on ordinary activities before taxation at 20.75% (2014: 22.5%)	6,451	1,115,420
Effect of:		
Adjustment in respect of prior years	-	1,164,262
Expenses not deductible	(648)	(1,108,860)
Tax losses utilised	-	-
Total current tax credit	5,803	1,170,822

There is no provided or unprovided deferred tax.

6. Investments held as fixed assets

Investments held as fixed assets by the company represent the investments in subsidiary undertakings which are analysed as follows:

	Investment in subsidiary undertakings £
At 1 July 2015 and at 30 June 2015	5

At 30 June 2014, the company had the following interests in the subsidiary undertakings noted below, all of which are registered and operate in England and Wales:

Subsidiary undertakings	Share class	Holding and voting rights
Canvax Limited – holds certain properties on behalf of the Group	Ordinary	100%
Greenbay Property Limited – holds certain properties on behalf of the Group	Ordinary	100%
Northwise Limited – holds certain properties on behalf of the Group	Ordinary	100%
Redbury Limited – holds certain properties on behalf of the Group	Ordinary	100%
Northumberland Development Limited – intermediary holding company for other companies that hold property on behalf of the Group	Ordinary	100%

Tottenham Hotspur Property Co Limited

Notes to the accounts Year ended 30 June 2015

7. Debtors

	2015 £	2014 £
Trade debtors	-	14,738
Amounts owed by group undertakings	4,767,966	26,675,295
Corporation tax	128,316	128,316
Taxation and social security	506	2,420
	<u>4,896,788</u>	<u>26,820,769</u>

No interest is charged on amounts owed by Group undertakings.

8. Creditors: amounts falling due within one year

	2015 £	2014 £
Trade creditors	-	600
Amounts owed to group undertakings	8,474,786	30,378,914
Accruals and deferred income	5,335	4,375
	<u>8,480,121</u>	<u>30,383,889</u>

No interest is charged on amounts owed to Group undertaking

9. Called up share capital

	2015 £	2014 £
Authorised		
1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted, called up, and fully paid		
1 ordinary share of £1	<u>1</u>	<u>1</u>

10. Profit and loss account

	£
At 1 July 2014	(3,553,211)
Loss for the year	<u>(25,285)</u>
At 30 June 2015	<u>(3,578,496)</u>

Tottenham Hotspur Property Co Limited

Notes to the accounts Year ended 30 June 2015

11. Reconciliation of movements in shareholders' deficit

	2015 £
Opening shareholders' deficit	(3,553,210)
Loss for the year	(25,285)
	<hr/>
Closing shareholders' deficit	3,578,495
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12. 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 company had overdrafts of £nil (2014: £nil).

13. 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 Bill Nicholson Way, 748 High Road, Tottenham, London N17 0AP.

14. Related party transactions

The company has applied the exemption granted by paragraph 3(c) of Financial Reporting Standard 8 not to disclose related party transactions with Tottenham Hotspur group companies.