

**REGISTERED NUMBER: 09366964 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016**

**FOR**

**SPOTAHOME LTD**

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**FOR THE YEAR ENDED 31 DECEMBER 2016**

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**SPOTAHOME LTD**

**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

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**DIRECTORS:**

B M E R Acevedo  
P A A Amichis  
S Glaenzer  
B G Ordonez

**REGISTERED OFFICE:**

White Bear Yard  
144A Clerkenwell Road  
London  
EC1R 5DF

**REGISTERED NUMBER:**

09366964 (England and Wales)

**ACCOUNTANTS:**

Horizon Accounts Limited  
Stapleton House  
Block A, 2nd Floor  
110 Clifton Street  
London  
EC2A 4HT

**STATEMENT OF FINANCIAL POSITION**  
**31 DECEMBER 2016**

	Notes	31.12.16 €	€	31.12.15 €	€
<b>FIXED ASSETS</b>					
Investments	5		5,381,056		804,002
<b>CURRENT ASSETS</b>					
Cash at bank		3,206		143,806	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>17,806</u>		<u>4,388</u>	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u>(14,600)</u>		<u>139,418</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>5,366,456</u>		<u>943,420</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			5,966		6,440
Share premium			5,053,303		921,794
Foreign exchange reserve			341,665		-
Share option reserve	7		360,892		-
Retained earnings			<u>(395,370)</u>		<u>15,186</u>
			<u>5,366,456</u>		<u>943,420</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 29 September 2017 and were signed on its behalf by:

P A A Amichis - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016**

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**1. STATUTORY INFORMATION**

Spotahome Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Euro (€).

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention.

**Preparation of consolidated financial statements**

The financial statements contain information about Spotahome Ltd as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

**Significant judgements and estimates**

There are no significant judgements or estimates applied to the numbers contained within these financial statements.

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2016****3. ACCOUNTING POLICIES - continued****Foreign currencies**

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the statement of financial position date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

**Going concern**

The financial statements have been prepared on the going concern basis. Although the company made losses during the year, the directors were successful in raising additional share capital which has provided the company with adequate resources so that it may meet its future obligations, if and when, they become due. It is on this basis that the directors are therefore of the opinion that they should continue to adopt the going concern basis of accounting in preparing the annual financial statements.

**4. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 4 (2015 - 3) .

**5. FIXED ASSET INVESTMENTS**

	<b>Shares in group undertaking €</b>
<b>COST</b>	
At 1 January 2016	804,002
Additions	4,577,054
At 31 December 2016	<u>5,381,056</u>
<b>NET BOOK VALUE</b>	
At 31 December 2016	<u>5,381,056</u>
At 31 December 2015	<u>804,002</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31.12.16 €</b>	<b>31.12.15 €</b>
Trade creditors	17,806	1,466
Taxation and social security	<u>-</u>	<u>2,922</u>
	<u>17,806</u>	<u>4,388</u>

**7. RESERVES**

	<b>Share option reserve €</b>
Cash share issue	<u>360,892</u>
At 31 December 2016	<u>360,892</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

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**8. RELATED PARTY DISCLOSURES**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

**9. POST BALANCE SHEET EVENTS**

On 30 May 2017, the company issued 194,222 €0.01 A2 Preference shares for a total consideration of €13,574,525.

**10. ULTIMATE CONTROLLING PARTY**

There is no ultimate controlling party.

**11. SHARE-BASED PAYMENT TRANSACTIONS**

The company operates a share option scheme. As at the date of the Statement of Financial Position, the company had granted 33,650 share options to 90 employees with an exercise price of €0.01 per share. Share options vest over a period of 4 years from the date of grant with a 12 month cliff.

**12. FIRST YEAR ADOPTION OF FRS 102**

This is the first year that the company has presented its results and financial position in accordance with FRS 102. The last financial statements under UK GAAP were for the period ended 31 December 2015.

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have no impacted on equity or profit or loss.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.