

Limited Liability Partnership Registration No. OC369477 (England and Wales)

**DPK REAL ESTATE LLP**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 NOVEMBER 2018**  
**PAGES FOR FILING WITH REGISTRAR**



# DPK REAL ESTATE LLP

## CONTENTS

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	Page
Balance sheet	1
Notes to the financial statements	2 - 7

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# DPK REAL ESTATE LLP

## BALANCE SHEET

AS AT 30 NOVEMBER 2018

	Notes	2018 £	£	2017 £	£
<b>Fixed assets</b>					
Investments	2		7,247		7,247
<b>Current assets</b>					
Debtors	3	10,711		10,261	
Cash at bank and in hand		21,347		3,421,595	
		<u>32,058</u>		<u>3,431,856</u>	
<b>Creditors: amounts falling due within one year</b>	4	<u>(2,898)</u>		<u>(15,830)</u>	
<b>Net current assets</b>			29,160		3,416,026
<b>Total assets less current liabilities</b>			<u>36,407</u>		<u>3,423,273</u>
<b>Represented by:</b>					
<b>Loans and other debts due to members within one year</b>					
Members' capital classified as a liability			36,407		3,423,273
			<u>36,407</u>		<u>3,423,273</u>
<b>Total members' interests</b>					
Loans and other debts due to members			36,407		3,423,273
			<u>36,407</u>		<u>3,423,273</u>

The members of the limited liability partnership have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 November 2018 the limited liability partnership was entitled to exemption from audit under section 477 of the Companies Act 2006 (as applied by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) relating to small limited liability partnerships.

The members acknowledge their responsibilities for complying with the requirements of the Act (as applied to limited liability partnerships) with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships regime.

The financial statements were approved by the members and authorised for issue on 27.08.2019 and are signed on their behalf by:



.....  
Mr D Maxwell  
Designated member

Limited Liability Partnership Registration No. OC369477

# DPK REAL ESTATE LLP

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 NOVEMBER 2018

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### 1 Accounting policies

#### Limited liability partnership information

DPK Real Estate LLP is a limited liability partnership incorporated in England and Wales. The registered office is 22 Westminster Palace Gardens, Artillery Row, London, SW1P 1RR.

The limited liability partnership's principal activities are disclosed in the Members' Report.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" issued in January 2017, together with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the limited liability partnership. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The limited liability partnership has not prepared consolidated accounts on the basis that the parent, and group qualify as small as set out in section 383 of the Act and the group is not ineligible as set out in section 384 of the Act.

#### 1.2 Members' participating interests

Members' participation rights are the rights of a member against the LLP that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with section 22 of FRS 102. A member's participation rights including amounts subscribed or otherwise contributed by members, for example members' capital, are classed as liabilities unless the LLP has an unconditional right to refuse payment to members, in which case they are classified as equity.

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and, where such an amount relates to current year profits, they are recognised within 'Members' remuneration charged as an expense' in arriving at the relevant year's result. Undivided amounts that are classified as equity are shown within 'Members' other interests'. Amounts recoverable from members are presented as debtors and shown as amounts due from members within members' interests.

Where there exists an asset and liability component in respect of an individual member's participation rights, they are presented on a gross basis unless the LLP has both a legally enforceable right to set off the recognised amounts, and it intends either to settle on a net basis or to settle and realise these amounts simultaneously, in which case they are presented net.

Once an unavoidable obligation has been created in favour of members through allocation of profits or other means, any undrawn profits remaining at the reporting date are shown as 'Loans and other debts due to members' to the extent they exceed debts due from a specific member.

# DPK REAL ESTATE LLP

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 NOVEMBER 2018

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### 1 Accounting policies

(Continued)

#### 1.3 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the limited liability partnership. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

#### 1.4 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.5 Financial instruments

The limited liability partnership has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the limited liability partnership's statement of financial position when the limited liability partnership becomes party to the contractual provisions of the instrument.

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.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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 classified as receivable within one year are not amortised.

##### **Other financial assets**

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

# DPK REAL ESTATE LLP

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 NOVEMBER 2018

### 1 Accounting policies

(Continued)

#### ***Impairment of financial assets***

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in or .

#### ***Derecognition of financial assets***

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the limited liability partnership transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

#### ***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the limited liability partnership after deducting all of its liabilities.

#### ***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### ***Other financial liabilities***

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

# DPK REAL ESTATE LLP

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 NOVEMBER 2018

### 1 Accounting policies

(Continued)

#### *Derecognition of financial liabilities*

Financial liabilities are derecognised when the limited liability partnership's obligations expire or are discharged or cancelled.

#### 1.6 Equity instruments

Equity instruments issued by the limited liability partnership are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the limited liability partnership.

#### 1.7 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

#### 1.8 Retirement benefits and post retirement payments to members

No post retirement payments are due to members and therefore no amounts are accrued in the financial statements.

#### 1.9 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

#### 1.10 Capital contributions

Capital contributions by the members are repayable on the member leaving the LLP and as such qualify to be treated as debt rather than equity.

#### 1.11 Recognition of loan note interest

Loan note interest is recognised in the accounting period it is received.

### 2 Fixed asset investments

	2018 £	2017 £
Investments	7,247	7,247

Investments are initially included at cost but then impaired in relation to the carrying or market value of that investment.

# DPK REAL ESTATE LLP

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 NOVEMBER 2018

(Continued)

### 2 Fixed asset investments

The partnerships investment, at the balance sheet date, in the share capital of companies include the following:-

**AAIM Lagonda Purchaser Ltd**

Registered in England and Wales

Nature of business: Holding company

Class of shares: Ordinary

Holding: 0.5%

AAIM Lagonda Purchaser Ltd accounts to 31st December 2017 report a loss of (£321,118). Total company reserves at that date stand at (£27,972,320).

**DPK Real Estate Services Ltd**

Registered in England and Wales

Nature of business: Holding company

Class of shares: Ordinary

Holding: 100%

DPK Real Estate Services Ltd accounts to 30th November 2017 report a profit for the year of £2,140,686). Total company reserves at that date stand at £15,357,510.

**Guyana Holding S.a.r.l.**

Registered in Luxembourg

Nature of business: Holding of investments

Class of shares : Ordinary

Holding: 39.39%

The financial information for Guyana Holding S.a.r.l. was unavailable

**Loan notes in AAIM Lagonda Purchaser Ltd**

Included in unlisted investments is the purchase of loan notes at a cost of £1 in respect of AAIM Lagonda Purchaser Ltd.

**Debt acquisition in AAIM Lagonda Purchaser Ltd**

Included in unlisted investments is the purchase of AAIM Lagonda Purchaser Senior Loan of a consideration of £100,000.

The debt remaining totals £1,000,000 and carries an interest rate per annum of 1.6% plus 3 months LIBOR.

**Loan notes in AAIM Turbo LLP**

Included in unlisted investments is the purchase of loan notes at a cost of £1 in respect of AAIM Turbo LLP.

**Loan notes in Guyana Holding S.a.r.l.**

Included in unlisted investments is the purchase of loan notes in Guyana Holding S.a.r.l. for a cost of £1.

**Indirect participating interests**

DPK Real Estate LLP controls 39.39% of the issued ordinary share capital of Guyana Holdings S.a.r.l.. Guyana Holdings S.a.r.l. controls 100% shareholding in Bartica s.r.o, Mariels s.r.o and Topeka Estates s.r.o. Bartica s.r.o (.01%) , Mariel s.r.o (0.1%) and Topeka Estates s.r.o (99.8%) controls 100% shareholding in Copa Retail k.s.

Bartica s.r.o, Mariel s.r.o, Topeka Estates s.r.o and Copa Retail k.s. nature of business is holding of investments. The companies are all incorporated under the laws of Czech Republic.

No financial information for the above companies is available.



# DPK REAL ESTATE LLP

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 NOVEMBER 2018

(Continued)

### 2 Fixed asset investments

#### Movements in fixed asset investments

	Shares in group undertakings	Other investments other than loans	Total
	£	£	£
<b>Cost or valuation</b>			
At 1 December 2017 & 30 November 2018	105	7,142	7,247
<b>Carrying amount</b>			
At 30 November 2018	105	7,142	7,247
At 30 November 2017	105	7,142	7,247

### 3 Debtors

	2018 £	2017 £
<b>Amounts falling due within one year:</b>		
Amounts owed by group undertakings and undertakings in which the LLP has a participating interest	811	361
Other debtors	9,900	9,900
	10,711	10,261

### 4 Creditors: amounts falling due within one year

	2018 £	2017 £
Amounts due to group undertakings and undertakings in which the LLP has a participating interest	898	3,238
Other creditors	2,000	12,592
	2,898	15,830

### 5 Loans and other debts due to members

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors.