

# Aberdeen Douglas Hotel Limited

Registered number: SC270574

## Directors' report and financial statements

For the year ended 30 September 2012

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# **ABERDEEN DOUGLAS HOTEL LIMITED**

## **COMPANY INFORMATION**

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<b>DIRECTORS</b>	Ms M C Martin Mr R Keane
<b>COMPANY SECRETARY</b>	Ms M C Martin
<b>REGISTERED NUMBER</b>	SC270574
<b>REGISTERED OFFICE</b>	Union Plaza (6th Floor) 1 Union Wynd Aberdeen AB10 1DQ
<b>INDEPENDENT AUDITORS</b>	Mazars LLP Chartered Accountants & Statutory Auditor Donaldson House 97 Haymarket Terrace Edinburgh EH12 5HD

# **ABERDEEN DOUGLAS HOTEL LIMITED**

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# **ABERDEEN DOUGLAS HOTEL LIMITED**

## **DIRECTORS' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2012**

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The directors present their report and the financial statements for the year ended 30 September 2012.

### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the Directors' 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 judgments 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;
- 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.

### **PRINCIPAL ACTIVITIES**

The principal activity of the company in the year under review was that of the operation of a hotel.

### **BUSINESS REVIEW**

ABERDEEN DOUGLAS HOTEL LIMITED (REGISTERED NUMBER: 270574)

REPORT OF THE DIRECTORS  
For the Year Ended 30 September 2012

The directors present their report with the financial statements of the company for the year ended 30 September 2012.

### **PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of the operation of a hotel.

### **REVIEW OF BUSINESS**

The following business review of the Aberdeen Douglas Hotel is written with the purpose of giving a fair report of the current trading position of our hotel at the period end.

Trading as a 3 Star Visit Scotland graded hotel with 98 Bedrooms and a further 31 leased serviced apartments  
Molly's Bistro, main dining area (54 covers) + Bar  
Malones Irish Bar  
Grand Ballroom Caters for up to 250 for dinner  
3 Conference Suites – Gordon, Cameron & Arran Rooms  
Bali Bliss Spa Treatment Room

# ABERDEEN DOUGLAS HOTEL LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2012

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### Accommodation

The Aberdeen market has been extremely strong over the last year with continued investments, and developments within the oil & gas, and shipping industries which has delivered increased occupancy consistently throughout the year within the corporate market.

As usual high demand on Tuesdays & Wednesdays (offshore crew change) continues to fill the city, this combined with the shorter stay booking for the business traveller puts a strain on the rest of the mid-week business however the hotel has worked hard to counter this with direct offshore & shipping contracts to supplement the shoulder nights. Our serviced apartments have also seen an increased demand for longer stay guests resulting in higher weekend occupancy.

Weekend occupancies have also increased slightly year on year with the hotel offering competitive advance purchase rates to the leisure market through late rooms & booking.com, and that combined with accommodation sold in conjunction with our banqueting business.

	ARR	Occ	Revpar
2009	80.40	66.22%	53.24
2010	69.97	62.00%	43.38
2011	66.75	69.95%	46.69
2012	71.58	76.84%	55.00

### Food and Beverage Revenue Figure Comparisons

	Food	Beverage	Room Hire
2009	£571,000	£471,000	£60,000
2010	£639,000	£741,000	£75,000
2011	£816,217	£897,162	£80,299
2012	£889,655	£1,051,603	£99,064

Food & Beverage has enjoyed a very healthy year on year increase with new meeting & event business coming into the hotel with the potential for annual production, the increased hotel occupancy also has a positive impact on incremental food and beverage revenue from the guests. Molly's Bistro has established itself with a growing outside regular clientele thus not relying totally on hotel guests, Food & beverage revenues does carry high cost of sales relative to room sales which impacts on the bottom line growth.

Malones Irish Bar has seen a fantastic increase year on year with focus on live music and sporting events which have established the bar success throughout the Aberdeen area and with a lot of work and being very pro-active on various social media network sites i.e. Facebook and twitter, the advertising costs have been very well controlled.

In 2013 the focus will be to continue to maintain our current trading revenues with small growth in each department. The new Pinnacle Building project will have an adverse effect on our revenue figures however it is very difficult to forecast accurately as a definite start date and final details are not available at present.

Investment in new IT systems is planned during first half of 2013 along with other back of house equipment. There is a continued monitoring of our operating costs to ensure that these are controlled however increases are expected due to forecasted rises in food, utility, and wage cost rises.

The hotel is still heavily reliant on the oil industry and based on the current business confidence in Aberdeen, 2013 is forecast to be strong. Together with the help of new technology coming on line there are many projects being planned for the coming years, allowing several mature oil fields a much longer productive life than originally forecast. A better tax regime for the oil industry is helping and allowing companies to heavily invest in research and development.

# **ABERDEEN DOUGLAS HOTEL LIMITED**

## **DIRECTORS' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2012**

However there is great concern about the lack of infra-structure in the area with little investment or vision over the past years. As Scotland's third city Aberdeen is sadly not keeping pace with capital investment in line with other areas, many projects have been talked about but still have not started, This is now a real threat to new and existing businesses and must be addressed to ensure their commitment to future investment in the city.

### **RESULT**

The profit for the year, after taxation, amounted to £722,958 (2011 - £675,328).

### **DIRECTORS**

The directors who served during the year were:

Ms M C Martin  
Mr R Keane

### **POLITICAL AND CHARITABLE CONTRIBUTIONS**

The company made the following charitable donations during the period;

Children First	£1,200
Friends of Anchor	£350
RGU	£150
Breast Cancer	£190
Macmillian Cancer Care	£500
Transition Sports	£520
Trinity	£100

### **PROVISION OF INFORMATION TO AUDITORS**

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as that directors is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that directors has taken all the steps that ought to have been taken as a directors in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

### **AUDITORS**

The auditors, Mazars LLP, will be proposed for reappointment in accordance with section 487(2) of the Companies Act 2006.

This report was approved by the board on 26 June 2013

and signed on its behalf.



Ms M C Martin  
Director

# **ABERDEEN DOUGLAS HOTEL LIMITED**

## **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF ABERDEEN DOUGLAS HOTEL LIMITED**

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We have audited the financial statements of Aberdeen Douglas Hotel Limited for the year ended 30 September 2012 which comprise the Profit and Loss account, the Balance Sheet, the Cash flow statement 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).

### **RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS**

As explained more fully in the Directors' Responsibilities Statement set out on page 1, 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. 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.

### **SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS**

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### **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 September 2012 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 THE 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.

## **ABERDEEN DOUGLAS HOTEL LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF ABERDEEN DOUGLAS HOTEL LIMITED**

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#### **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.



P B Jibson (Senior Statutory Auditor)

for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

Donaldson House  
97 Haymarket Terrace  
Edinburgh  
EH12 5HD

Date: 28 June 2013



# ABERDEEN DOUGLAS HOTEL LIMITED

## PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2012

	Note	2012 £ Hotel	2012 £ Development	2012 £ Total	2011 £
<b>TURNOVER</b>	<b>1,2</b>	4,659,556	-	4,659,556	4,011,641
Cost of sales		(2,405,359)	(413,697)	(2,819,056)	(2,201,466)
<b>SEGMENT PROFIT</b>		2,254,197	(413,697)	1,840,500	1,810,175
Administrative expenses		(922,949)	-	(922,949)	(927,501)
Other operating income	<b>4</b>	5,342	-	5,342	4,524
<b>OPERATING PROFIT</b>	<b>5</b>	1,336,590	(413,697)	922,893	887,198
Interest receivable and similar income				5,303	4,543
Interest payable and similar charges	<b>8</b>			-	(1,225)
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>				928,196	890,516
Tax on profit on ordinary activities	<b>9</b>			-	(215,188)
<b>PROFIT FOR THE FINANCIAL YEAR</b>	<b>16</b>			928,196	675,328

All amounts relate to continuing operations.

There were no recognised gains and losses for 2012 or 2011 other than those included in the Profit and loss account.

The notes on pages 8 to 15 form part of these financial statements

**ABERDEEN DOUGLAS HOTEL LIMITED**

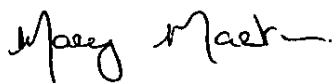
Registered number: SC270574

**BALANCE SHEET****AS AT 30 SEPTEMBER 2012**

	Note	£	2012 £	£	2011 £
<b>FIXED ASSETS</b>					
Tangible assets	10		4,589,252		4,797,314
<b>CURRENT ASSETS</b>					
Stocks	11	33,233		34,249	
Debtors: amounts falling due after more than one year	12	2,094,309		1,355,269	
Debtors: amounts falling due within one year	12	482,230		454,912	
Cash at bank and in hand		583,281		604,488	
		3,193,053		2,448,918	
<b>CREDITORS:</b> amounts falling due within one year	13	(465,971)		(506,094)	
<b>NET CURRENT ASSETS</b>			2,727,082		1,942,824
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			7,316,334		6,740,138
<b>PROVISIONS FOR LIABILITIES</b>					
Deferred tax	14		(38,685)		(49,447)
<b>NET ASSETS</b>			7,277,649		6,690,691
<b>CAPITAL AND RESERVES</b>					
Called up share capital	15		3,400,001		3,400,001
Profit and loss account	16		3,877,648		3,290,690
<b>SHAREHOLDERS' FUNDS</b>	17		7,277,649		6,690,691

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

24/01/13



**Ms M C Martin**  
Directors

The notes on pages 8 to 16 form part of these financial statements.

# **ABERDEEN DOUGLAS HOTEL LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012**

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### **1. ACCOUNTING POLICIES**

#### **1.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with applicable UK accounting standards.

#### **1.2 Cash flow**

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1.

#### **1.3 Turnover**

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts.

#### **1.4 Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Heritable property	-	not depreciated
Improvements to property	-	not depreciated
Plant & machinery	-	20% reducing balance
Motor vehicles	-	25% straight line
Fixtures & fittings	-	20% reducing balance
Computer equipment	-	33% straight line

Heritable property and improvements thereto comprise the hotel from which the company operates. The company is a listed building and the company has a policy and practice of regular maintenance in order to ensure that the standard of accommodation and facilities is upheld. The directors are of the opinion that the residual value of the property is consistent with the carrying value of the property and therefore depreciation is not required.

#### **1.5 Leasing and hire purchase**

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Profit and Loss Account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

#### **1.6 Operating leases**

Rentals under operating leases are charged to the Profit and Loss Account on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

# **ABERDEEN DOUGLAS HOTEL LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012**

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### **1. ACCOUNTING POLICIES (continued)**

#### **1.7 Stocks**

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

#### **1.8 Deferred taxation**

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are discounted.

#### **1.9 Pensions**

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

### **2. TURNOVER**

Turnover represents net invoiced sales of goods and services relating to the operation of a hotel business, excluding vat.

All turnover arose within the United Kingdom.

### **3. BUSINESS SEGMENTS**

The company has incurred costs of £413,697 in respect of a potential property development project in Aberdeen City Centre. Of these costs, £163,451 relate to expenditure incurred in prior years but not previously recognised in the profit and loss account.

The directors consider that this project represents a trade of the company separate to the hotel operation and accordingly have prepared segmental analysis in these financial statements.

At the date of these financial statements are approved, the planning application process remains ongoing.

# **ABERDEEN DOUGLAS HOTEL LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012**

### **4. OTHER OPERATING INCOME**

	2012 £	2011 £
Net rents receivable	5,342	4,524

### **5. OPERATING PROFIT**

The operating profit is stated after charging:

	2012 £	2011 £
Depreciation of tangible fixed assets: - owned by the company	75,494	82,808
Operating lease rentals: - plant and machinery	22,369	24,012
Auditor's remuneration	11,000	9,727
Auditor's remuneration - non audit - tax	2,500	3,000
Auditor's remuneration - non audit - other	4,265	4,565

### **6. STAFF COSTS**

Staff costs, including directors' remuneration, were as follows:

	2012 £	2011 £
Wages and salaries	1,096,712	1,033,317
Social security costs	73,206	76,818
Other pension costs	12,550	11,700
	1,182,468	1,121,835

The average monthly number of employees, including the directors, during the year was as follows:

	2012 No.	2011 No.
Hotel staff	62	61

# ABERDEEN DOUGLAS HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012

### 7. DIRECTORS' REMUNERATION

	2012 £	2011 £
Emoluments	46,115	65,837
Company pension contributions to defined contribution pension schemes	7,425	7,575

During the year retirement benefits were accruing to 1 directors (2011 - 1) in respect of defined contribution pension schemes.

### 8. INTEREST PAYABLE

	2012 £	2011 £
On other loans	-	1,225

### 9. TAXATION

	2012 £	2011 £
<b>Analysis of tax charge in the year</b>		
<b>Current tax (see note below)</b>		
UK corporation tax charge on profit for the year	216,000	215,454
Adjustments in respect of prior periods	-	958
<b>Total current tax</b>	216,000	216,412
<b>Deferred tax (see note 14)</b>		
Origination and reversal of timing differences	(10,762)	(1,224)
<b>Tax on profit on ordinary activities</b>	205,238	215,188

# ABERDEEN DOUGLAS HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012

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### 9. TAXATION (continued)

#### Factors affecting tax charge for the year

The tax assessed for the year is lower than (2011 - lower than) the standard rate of corporation tax in the UK of 26% (2011 - 26.997%). The differences are explained below:

	2012 £	2011 £
Profit on ordinary activities before tax	928,196	890,516
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 26% (2011 - 26.997%)	232,049	240,413
<b>Effects of:</b>		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	1,832	1,832
Capital allowances for year in excess of depreciation	5,496	(1,935)
Adjustments to tax charge in respect of prior periods	-	958
Other differences leading to an increase (decrease) in the tax charge	179	-
Group relief	(23,556)	(24,856)
<b>Current tax charge for the year (see note above)</b>	<b>216,000</b>	<b>216,412</b>

# ABERDEEN DOUGLAS HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012

### 10. TANGIBLE FIXED ASSETS

	Heritable property £	Improvement s to property £	Plant & machinery £	Motor vehicles £
<b>Cost</b>				
At 1 October 2011	4,205,044	263,005	181,308	18,000
Additions	-	-	4,914	-
Disposals	-	(163,451)	(3,304)	-
At 30 September 2012	4,205,044	99,554	182,918	18,000
<b>Depreciation</b>				
At 1 October 2011	-	-	99,891	9,667
Charge for the year	-	-	16,976	2,500
On disposals	-	-	(1,853)	-
At 30 September 2012	-	-	115,014	12,167
<b>Net book value</b>				
At 30 September 2012	4,205,044	99,554	67,904	5,833
At 30 September 2011	4,205,044	263,005	81,417	8,333
		<b>Fixtures &amp; fittings £</b>	<b>Office equipment £</b>	<b>Total £</b>
<b>Cost</b>				
At 1 October 2011		524,216	43,219	5,234,792
Additions		23,825	8,251	36,990
Disposals		(14,972)	(1,168)	(182,895)
At 30 September 2012		533,069	50,302	5,088,887
<b>Depreciation</b>				
At 1 October 2011		286,978	40,942	437,478
Charge for the year		51,281	4,737	75,494
On disposals		(10,316)	(1,168)	(13,337)
At 30 September 2012		327,943	44,511	499,635
<b>Net book value</b>				
At 30 September 2012		205,126	5,791	4,589,252
At 30 September 2011		237,238	2,277	4,797,314



# ABERDEEN DOUGLAS HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012

### 11. STOCKS

	2012 £	2011 £
Finished goods and goods for resale	33,233	34,249

### 12. DEBTORS

	2012 £	2011 £
<b>Due after more than one year</b>		
Amounts owed by group undertakings	1,027,977	700,922
Other debtors	1,066,332	654,347
	2,094,309	1,355,269

	2012 £	2011 £
<b>Due within one year</b>		
Trade debtors	420,464	388,541
Other debtors	37,362	39,165
Prepayments and accrued income	24,404	27,206
	482,230	454,912

### 13. CREDITORS:

Amounts falling due within one year

	2012 £	2011 £
Trade creditors	175,763	200,309
Corporation tax	81,493	113,488
Social security and other taxes	85,150	98,961
Other creditors	63,077	36,220
Accruals and deferred income	60,488	57,116
	465,971	506,094

### 14. DEFERRED TAXATION

	2012 £	2011 £
At beginning of year	49,447	49,447
Charge for/(released during) year	(10,762)	-
At end of year	38,685	49,447

# ABERDEEN DOUGLAS HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012

### 14. DEFERRED TAXATION (continued)

The provision for deferred taxation is made up as follows:

	2012 £	2011 £
Accelerated capital allowances	38,685	49,447

### 15. SHARE CAPITAL

	2012 £	2011 £
Allotted, called up and fully paid		
3,400,001 Ordinary shares of £1 each	3,400,001	3,400,001

### 16. RESERVES

	Profit and loss account £
At 1 October 2011	3,290,690
Profit for the year	722,958
Dividends: Equity capital	(136,000)
At 30 September 2012	3,877,648

### 17. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2012 £	2011 £
Opening shareholders' funds	6,690,691	2,615,362
Profit for the year	722,958	675,328
Dividends (Note 18)	(136,000)	-
Shares issued during the year	-	3,400,001
Closing shareholders' funds	7,277,649	6,690,691

### 18. DIVIDENDS

	2012 £	2011 £
Dividends paid on equity capital	136,000	-

# ABERDEEN DOUGLAS HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2012

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### 19. PENSION COMMITMENTS

At 30 September 2012, there were outstanding contributions of £nil (2011 - £nil) payable to the company's pension scheme.

### 20. OPERATING LEASE COMMITMENTS

At 30 September 2012 the company had annual commitments under non-cancellable operating leases as follows:

	2012 £	2011 £
<b>Expiry date:</b>		
Within 1 year	56,525	73,650

### 21. TRANSACTIONS WITH DIRECTORS

Included in other debtors due greater than one year is a loan due from Mary Martin, director of £39,462 (2011 - loan due to Mary of £1,751). The maximum balance during the year was £104,421 due from the director.

Included in other debtors due greater than one year is a loan due from Robert Keane of £18,841 (2011 - £81,314). The maximum balance during the year was £81,314 due from Robert Keane.

### 22. RELATED PARTY TRANSACTIONS

Mary Martin, director of the Aberdeen Douglas Hotel Limited is also a director and shareholder of Briarten Limited, a company incorporated in Scotland. Briarten Limited holds 100% of the share capital of Aberdeen Douglas Hotel Limited. At 30 September 2012 there is an intercompany loan of £1,027,977 (2011 - £700,922) due by Briarten Limited to the Aberdeen Douglas Hotel Limited. No interest is charged on the loan.

During the year, Caversham Management Limited, invoiced the Aberdeen Douglas Hotel Limited for monthly rental of apartments included in the hotels portfolio totalling £104,040 (2011 - £100,800). Robert Keane, who is a majority shareholder of Briarten Limited is also a director of Caversham Management Limited. At 30 September 2012, included within other debtors due greater than one year is a loan due from Caversham Management Limited of £238,430 (2011 - £238,430). No interest is charged on the loan.

During the year, Dealtee Limited invoiced the Aberdeen Douglas Hotel Limited for monthly rental of apartments included in the hotels portfolio totalling £193,800 (2011 - £193,800). Robert Keane who is a majority shareholder of Briarten Limited is also a director of Dealtee Limited. As at 30 September 2012, included within other debtors due greater than one year is a balance of £27,000 (2011 - £27,000) due to the Aberdeen Douglas Hotel Limited from Dealtee Limited. There is no interest charged on the loan.

Mary Martin, director of the Aberdeen Douglas Hotel Limited is also a director of Ensco 330 Limited, a company incorporated in Scotland. As at 30 September 2012, included within other debtors due greater than one year, is a loan of £723,106 (2011 - £303,042) due by Ensco 330 Limited to the Aberdeen Douglas Hotel Limited.