

REGISTERED NUMBER: 07080730 (England and Wales)

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
FOR
38 GROSVENOR GARDENS LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2016

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DIRECTORS:

R Lodigiani
Ms G Paglia

REGISTERED OFFICE:

16 Old Bailey
London
EC4M 7EG

REGISTERED NUMBER:

07080730 (England and Wales)

ACCOUNTANTS:

Nunn Hayward LLP
Chartered Accountants
Sterling House
20 Station Road
Gerrards Cross
Buckinghamshire
SL9 8EL

BALANCE SHEET
31 DECEMBER 2016

	Notes	£	2016 £	£	2015 £
FIXED ASSETS					
Tangible assets	3		10,541		21,041
Investment property	4		<u>5,946,333</u>		<u>5,946,333</u>
			5,956,874		5,967,374
CURRENT ASSETS					
Debtors	5	271,582		39,537	
Investments	6	1,635,499		3,264,856	
Cash at bank		<u>2,501,868</u>		<u>618,201</u>	
		4,408,949		3,922,594	
CREDITORS					
Amounts falling due within one year	7	<u>6,559,014</u>		<u>6,528,560</u>	
NET CURRENT LIABILITIES			<u>(2,150,065)</u>		<u>(2,605,966)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			3,806,809		3,361,408
PROVISIONS FOR LIABILITIES	8		<u>349,950</u>		<u>323,533</u>
NET ASSETS			<u>3,456,859</u>		<u>3,037,875</u>
CAPITAL AND RESERVES					
Called up share capital			1		1
Fair value reserve			2,284,671		2,211,906
Retained earnings			<u>1,172,187</u>		<u>825,968</u>
SHAREHOLDERS' FUNDS			<u>3,456,859</u>		<u>3,037,875</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 28 September 2017 and were signed on its behalf by:

R Lodigiani - Director

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

1. **STATUTORY INFORMATION**

38 Grosvenor Gardens Limited 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 Pound Sterling (£).

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

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

Turnover

Turnover represents rental income receivable on tenanted commercial property net of value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Fixtures and fittings - 20% straight line from date asset in use

Investment property

Investment property is included at fair value. Gains/losses on revaluation are recognised in the income statement within other operating gains/losses. Deferred taxation is provided for on these revaluation gains/losses at the rate expected to apply when the property is sold.

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 balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet 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.

Investments

Current asset investments are stated at fair value. The funds are professionally managed by an investment management group and the fair value taken for the purpose of the accounts is provided by them. Deferred tax has been provided, as required under FRS 102 1A, on the unrealised gains made on the current asset investments.

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

3. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 January 2016	57,952
Additions	1,109
At 31 December 2016	<u>59,061</u>
DEPRECIATION	
At 1 January 2016	36,911
Charge for year	11,609
At 31 December 2016	<u>48,520</u>
NET BOOK VALUE	
At 31 December 2016	<u>10,541</u>
At 31 December 2015	<u>21,041</u>

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2016 and 31 December 2016	<u>5,946,333</u>
NET BOOK VALUE	
At 31 December 2016	<u>5,946,333</u>
At 31 December 2015	<u>5,946,333</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Other debtors	<u>271,582</u>	<u>39,537</u>

6. CURRENT ASSET INVESTMENTS

	2016 £	2015 £
Other	<u>1,635,499</u>	<u>3,264,856</u>

The total investments above is invested in a professionally managed portfolio, as at the 31 December 2016 the balance was made up of the following:

	2016 £	2015 £
Cash & short term investments	54,009	92,044
Fixed income	724,792	1,923,343
Equity	405,356	969,456
Alternative investments	392,634	336,138
Capital markets	<u>58,708</u>	<u>(56,126)</u>

The investments are included at fair value. The historical cost of the investments as at 31 December 2016 is £1,389,958 (2015: £3,118,497).

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

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Trade creditors	1,418	160
Amounts owed to group undertakings	6,378,000	6,378,000
Taxation and social security	90,898	70,127
Other creditors	88,698	80,273
	<u>6,559,014</u>	<u>6,528,560</u>

Included in 'Amounts owed to group undertakings' is a loan from the parent entity, Rizzante S.A.S. As at the date of signing these accounts, a repayment date has not been set. Interest did not accrue in the year ended 31 December 2016 or 2015. This loan is payable on demand, although there is no expectation that it will be called upon in the foreseeable future.

8. PROVISIONS FOR LIABILITIES

	2016	2015
	£	£
Deferred tax	<u>349,950</u>	<u>323,533</u>
		Deferred tax
		£
Balance at 1 January 2016		323,533
Provided during year		<u>26,417</u>
Balance at 31 December 2016		<u>349,950</u>

Deferred tax has been provided on the indexed gains for investment property and the un-indexed gains on the current asset investments due to the investment portfolio's nature and timing.

9. CAPITAL COMMITMENTS

	2016	2015
	£	£
Contracted but not provided for in the financial statements	<u>2,073,936</u>	<u>-</u>

At 31 December 2016, the company was committed to pay £2,073,936 which represents the balance of the cost to acquire a property which completed on 9 January 2017.

10. SECURED DEBT

The company granted a charge in favour of Grosvenor Estate Belgravia on 22 December 2009 for the sum of £23,600.

11. FIRST YEAR ADOPTION

This is the first year that the company has presented its financial statements in accordance with the provisions of Section 1A 'Small Entities' of Financial Reporting Standard 102 'The Financial Reporting Framework applicable in the UK and Republic of Ireland' (FRS 102 1A). For financial years up to and including the year ended 31 December 2015 the company prepared its financial statements in accordance with the old UK GAAP.

Upon transition the company has accounted for deferred tax on the unrealised gains of investment property which was not previously required under the old UK GAAP. There were no other changes to previously reported results on transition to FRS 102 1A.

Upon transition, the company has recognised any gains or losses on current asset investments in the income statement, as required by FRS 102. The gains or losses are then transferred to the fair value reserve.

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.