REPORT OF THE DIRECTOR AND CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2012 FOR BM MANCHESTER LIMITED

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COMPANY INFORMATION FOR THE YEAR ENDED 30 APRIL 2012

DIRECTOR:

L Louca

REGISTERED OFFICE:

363 Goswell Road

London EC1V 7JL

REGISTERED NUMBER

07385695 (England and Wales)

AUDITORS

Numera Partners LLP

Statutory Auditors

6th Floor Charles House

108-110 Finchley Road

London NW3 5JJ

REPORT OF THE DIRECTOR FOR THE YEAR ENDED 30 APRIL 2012

The director presents his report with the financial statements of the company and the group for the year ended 30 April 2012

PRINCIPAL ACTIVITY

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

REVIEW OF BUSINESS

The results for the period and the financial position of the group are as shown in the annexed financial statements

DIVIDENDS

Interim dividends per share were paid as follows

Ordinary £1 shares

£233,333 33

- 20 March 2012

Non redeemable preference £1 shares

£0 04

- 1 March 2012

The director recommends that no final dividends be paid

The total distribution of dividends for the year ended 30 April 2012 will be £701,600

FUTURE DEVELOPMENTS

It is anticipated that the group will maintain its turnover and balance sheet position for the foreseeable future

DIRECTOR

L Louca held office during the whole of the period from 1 May 2011 to the date of this report

FINANCIAL INSTRUMENTS

Information on financial instruments and other risks is set out below

Treasury activities take place under procedures and policies monitored by the directors. They are designed to minimise the financial risks faced by the company which primarily arise from interest rate, currency, credit and liquidity risks. It is not the policy of the group to enter into speculative transactions.

FINANCIAL INSTRUMENTS - RISK MANAGEMENT

The most significant treasury exposures faced by the group are managing interest rate and currency positions. Treasury policies are in a place for managing each of these exposures including the type and use of financial instruments.

The group has no financial instruments to hedge foreign exchange exposure

The group does not enter into derivative transactions

The fair values of the receivables, payables and cash balances in the accounts approximate their book value

The main financial risks faced by the company are funding risk and credit risk. As with any business there remains uncertainty and risk about the ability of the group to achieve its business objectives within its current funding. The director continually reviews the funding status of the group and its exposure to liquidity risk.

REPORT OF THE DIRECTOR FOR THE YEAR ENDED 30 APRIL 2012

STATEMENT OF DIRECTOR'S RESPONSIBILITIES

The director is responsible for preparing the Report of the Director and the financial statements in accordance with applicable law and regulations

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and the group and of the profit or loss of the group for that period. In preparing these financial statements, the director is required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

STATEMENT OF DIRECTOR'S RESPONSIBILITIES - continued

The director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group and enable him to ensure that the financial statements comply with the Companies Act 2006 He is also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the director is aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the group's auditors are aware of that information

ON BEHALF OF THE BOARD.

L Louca - Di

Date

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BM MANCHESTER LIMITED

We have audited the financial statements of BM Manchester Limited for the year ended 30 April 2012 which comprise the Consolidated Profit and Loss Account, the Consolidated Balance Sheet, the Company Balance Sheet, the Consolidated 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)

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 a Report of the Auditors 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 director and auditors

As explained more fully in the Statement of Director's Responsibilities, the director is 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 group's and the parent company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the director, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Director to identify material inconsistencies with the audited financial statements. 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 group's and of the parent company's affairs as at 30 April 2012 and of the group's 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 other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Director for the financial year for which the financial statements are prepared is consistent with the financial statements

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BM MANCHESTER LIMITED

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent company financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of director's remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit

Giles Cohen (Senior Statutor

Giles Cohen (Senior Statutory Auditor)
for and on behalf of Numera Partners LLP
Statutory Auditors
6th Floor
Charles House
108-110 Finchley Road
London
NW3 5JJ

Date 20.12. 2012

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 30 APRIL 2012

	Notes	Year Ended 30 4 12 £	Period 23 9 10 to 30 4 11 £
TURNOVER		16,298,345	1,550,173
Cost of sales		1,632,606	117,037
GROSS PROFIT		14,665,739	1,433,136
Administrative expenses		11,641,301	1,207,297
		3,024,438	225,839
Other operating income		53	278
OPERATING PROFIT	3	3,024,491	226,117
Interest payable and similar charges	4	1,643,454	153,171
PROFIT ON ORDINARY ACTIVITIE BEFORE TAXATION	s	1,381,037	72,946
Tax on profit on ordinary activities	5	_	
PROFIT FOR THE FINANCIAL YEAR	R FOR THE GROUP	1,381,037	72,946

CONTINUING OPERATIONS

None of the group's activities were acquired or discontinued during the current year or previous period

TOTAL RECOGNISED GAINS AND LOSSES

The group has no recognised gains or losses other than the profits for the current year or previous period

BM MANCHESTER LIMITED (REGISTERED NUMBER: 07385695)

CONSOLIDATED BALANCE SHEET 30 APRIL 2012

		30 4	12	30 4	11
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets	8		49,179,076		48,593,264
Investments	9				
			49,179,076		48,593,264
CURRENT ASSETS					
Stocks	10	57,787		59,730	
Debtors	11	1,099,910		704,616	
Cash at bank and in hand		3,049,573		3,611,369	
			•		
CREDITORS		4,207,270		4,375,715	
CREDITORS	12	1 (59 (37		2 626 107	
Amounts falling due within one year	12	1,658,637	•	2,526,107	
NET CURRENT ASSETS			2,548,633		1,849,608
TOTAL ASSETS LESS CURRENT LIABILITIES			51,727,709		50,442,872
CREDITORS Amounts falling due after more than one					
year	13		(47,285,325)		(47,229,925)
MINORITY INTERESTS	16		(40,000)		(40,000)
NET ASSETS			4,402,384		3,172,947
CAPITAL AND RESERVES					
Called up share capital	17		4		2
Share premium	18		3,649,997		3,099,999
Profit and loss account	18		752,383		72,946
SHAREHOLDERS' FUNDS	21		4,402,384		3,172,947

The financial statements were approved by the director on

20/12/2012 and were signed by

L Loucal Director

COMPANY BALANCE SHEET 30 APRIL 2012

		30 4	12	30 4	11
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets	8		-		-
Investments	9		80,000		80,000
			80,000		80,000
CURRENT ASSETS					
Debtors amounts falling due after i					
one year	11	3,570,000		3,020,000	
Cash in hand		<u>l</u>		1	
		3,570,001		3,020,001	
NET CURRENT ASSETS			3,570,001		3,020,001
TOTAL ACCETC LESS CUIDADA		7	2.650.001		2 100 001
TOTAL ASSETS LESS CURREN	NI LIABILITIES	5	3,650,001		3,100,001
CAPITAL AND RESERVES	4-				
Called up share capital	17		4		2
Share premium	18		3,649,997		_3,099,999
SHAREHOLDERS' FUNDS	21		3,650,001		_3,100,001

The financial statements were approved by the director on

20/12/2012 and were signed by

L Louca - Director

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 30 APRIL 2012

			Year Ended 30 4 12		Period 23 9 10 to 30 4 11	
	Notes	£	£ 12	23 9 10 t	£	
Net cash inflow from operating activities	1		2,199,463		1,890,559	
Returns on investments and servicing of finance	2		(1,643,454)		(153,171)	
Capital expenditure	2		(840,018)		(48,622,132)	
Equity dividends paid			(700,000)			
			(984,009)		(46,884,744)	
Financing	2		548,400		50,369,926	
(Decrease)/increase in cash in the perio	d		(435,609)		3,485,182	
Reconciliation of net cash flow to movement in net debt	3					
(Decrease)/increase in cash in the period Cash inflow		(435,609)		3,485,182		
from increase in debt		(55,400)		(47,229,925)		
Change in net debt resulting from cash flows			(491,009)		(43,744,743)	
Movement in net debt in the period Net debt at 1 May			(491,009) _(43,744,743)		(43,744,743)	
Net debt at 30 April			(44,235,752)		(43,744,743)	

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 30 APRIL 2012

1 RECONCILIATION OF OPERATING PROFIT TO NET CASH INFLOW FROM OPERATING ACTIVITIES

		Period
		23 9 10
	Year Ended	to
	30 4 12	30 4 11
	£	£
Operating profit	3,024,491	226,117
Depreciation charges	254,206	28,868
Decrease/(increase) in stocks	1,943	(59,730)
Increase in debtors	(395,294)	(704,616)
(Decrease)/increase in creditors	(685,883)	2,399,920
Net cash inflow from operating activities	2,199,463	1,890,559

2 ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN THE CASH FLOW STATEMENT

	Year Ended 30 4 12 £	Period 23 9 10 to 30 4 11 £
Returns on investments and servicing of finance Interest paid	(1,643,454)	(153,171)
Net cash outflow for returns on investments and servicing of finance	(1,643,454)	(153,171)
Capital expenditure		
Purchase of tangible fixed assets	(840,018)	(48,622,132)
Net cash outflow for capital expenditure	(840,018)	(48,622,132)
Financing		
New loans in year	<u>-</u>	47,229,925
Share issue	550,000	3,140,001
Preference share dividend	(1,600)	
Net cash inflow from financing	548,400	50,369,926

The notes form part of these financial statements

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 30 APRIL 2012

ANALYSIS OF CHANGES IN NET DEBT

3

	At 1 5 11	Cash flow £	At 30 4 12 £
Net cash Cash at bank and in hand Bank overdraft	3,611,369 (126,187)	(561,796) 126,187	3,049,573
	_3,485,182	(435,609)	3,049,573
Debt Debts falling due			
after one year	(47,229,925)	(55,400)	(47,285,325)
	(47,229,925)	(55,400)	(47,285,325)
Total	(43,744,743)	(491,009)	(44,235,752)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2012

ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention

Basis of consolidation

The consolidated financial statements of the group include the financial statements of the company and its direct and indirect subsidiary undertakings made up to 30 April 2012. The results of subsidiaries acquired are included in the consolidated profit and loss account from the date control passes. Intra group sales and profits are eliminated fully on consolidation.

Turnover

1

Turnover represents net invoiced sales of goods and services, excluding 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

Long leasehold

- 0 5% on cost

Fixtures and fittings

- 25% on reducing balance

Stocks

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

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease

Pensions

The group operates a defined contribution pension scheme Contributions payable for the year are charged in the profit and loss account

Debt instruments

Debt instruments are stated at their net proceeds on issue. Issue costs are amortised to the profit and loss account over the life of the instrument.

Fixed asset investments

Investments in subsidiaries are carried at cost less impairment

2 STAFF COSTS

	Period
	23 9 10
Year Ended	to
30 4 12	30 4 11
£	£
<u>4,59</u> 4,485	509,588

Wages and salaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 APRIL 2012

2 STAFF COSTS - continued

The average month!	v number of em	ployees during the	vear was as follows

	Year Ended 30 4 12	Period 23 9 10 to 30 4 11
Operational Administration	303 13	266 10
	316	276

3 OPERATING PROFIT

The operating profit is stated after charging

		Period 23 9 10
	Year Ended 30 4 12	to 30 4 11
	£	£
Hire of plant and machinery	60,669	10,210
Depreciation - owned assets	254,206	28,868
Auditors' remuneration	10,000	10,000
Director's remuneration	<u></u>	

4 INTEREST PAYABLE AND SIMILAR CHARGES

		Period 23 9 10
	Year Ended	to
	30 4 12	30 4 11
	£	£
Bank loan interest	1,643,454	153,171

5 TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose on ordinary activities for the year ended 30 April 2012 nor for the period ended 30 April 2011

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 APRIL 2012

5 TAXATION - continued

Factors affecting the tax charge

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. The difference is explained below

	Year Ended 30 4 12 £	Period 23 9 10 to 30 4 11 £
Profit on ordinary activities before tax	1,381,037	72,946
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 26% (2011 - 28%)	359,070	20,425
Effects of Capital allowances in excess of depreciation Taxable losses to carry forward	(666,644) <u>307,574</u>	(74,268) 53,843
Current tax charge	-	-

6 PROFIT OF PARENT COMPANY

As permitted by Section 408 of the Companies Act 2006, the profit and loss account of the parent company is not presented as part of these financial statements The parent company's profit for the financial year was £700,000 (2011 - £0)

7 DIVIDENDS

		Period 23 9 10
	Year Ended 30 4 12 £	to 30 4 11 £
Ordinary shares of £1 each Interim Preference shares of £1 each (re minority interest in subsidiary)	700,000	
Interim	1,600	
	701,600	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 APRIL 2012

8 TANGIBLE FIXED ASSETS

G	ro	u	D
_		-	~

·		Fixtures	
	Long	and	
	leasehold	fittings	Totals
	£	£	£
COST			
At 1 May 2011	48,593,222	28,910	48,622,132
Additions	840,018		840,018
At 30 April 2012	49,433,240	28,910	49,462,150
DEPRECIATION			
At 1 May 2011	28,035	833	28,868
Charge for year	247,187	7,019	254,206
At 30 April 2012	275,222	7,852	283,074
NET BOOK VALUE			
At 30 April 2012	49,158,018	21,058	49,179,076
At 30 April 2011	48,565,187	28,077	48,593,264

9 FIXED ASSET INVESTMENTS

Company

	Shares in group undertakings
COST At 1 May 2011 and 30 April 2012	£ 80,000
NET BOOK VALUE At 30 April 2012	80,000
At 30 April 2011	80,000

The group or the company's investments at the balance sheet date in the share capital of companies include the following

Subsidiary

Blue Manchester Limited

Nature of business Hotel operation

Class of shares holding Ordinary 100 00

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 APRIL 2012

10 STOCKS

	G	Group	
	30 4 12	30 4 11	
	£	£	
Stocks	57,787	59,730	

11 **DEBTORS**

	G	roup	Cor	npany
	30 4 12	30 4 11	30 4 12	30 4 11
	£	£	£	£
Amounts falling due within one year				
Trade debtors	667,331	610,290	-	-
Other debtors	181,050	12,569	•	-
Prepayments	251,529	81,757		
	1,099,910	704,616		-
Amounts falling due after more than one year				
Amounts owed by group undertakings		<u>-</u>	3,570,000	3,020,000
	-		3,570,000	3,020,000
Aggregate amounts	1,099,910	704,616	3,570,000	3,020,000

12 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group	
	30 4 12	30 4 11
	£	£
Bank loans and overdrafts (see note 14)	-	126,187
Trade creditors	156,822	363,262
Social security and other taxes	74,119	143,787
VAT	121,892	471,066
Other creditors	242,146	63,924
Advance deposits	457,330	430,512
Accrued expenses	606,328	927,369
	1,658,637	2,526,107

13 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	G	Group	
	30 4 12	30 4 11	
	£	£	
Bank loans (see note 14)	47,285,325	47,229,925	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 APRIL 2012

14 **LOANS**

An analysis of the maturity of loans is given below

	,	,			
				30 4 12 £	Group 30 4 11 £
		ng due within one year or on			
	demand Bank overdraf	1 e		_	126,187
	Dank Overdran				120,107
	Amounts falls	ng due between two and five			
	Bank loans - 2	-5 years		47,285,325	
		ng due in more than five years erwise than by instalments			47,229,925
15	SECURED D	EBTS			
	The following	secured debts are included wit	hin creditors		
					Group
				30 4 12	30 4 11
	Bank loans			£ 47,285,325	£ 47,229,925
	The bank loan	is secured by way of debenture	e and legal charge over the assets	of Blue Manche	ster Limited
16	MINORITY	INTERESTS			
	This note give	s details of the Group's minorit	y interests and shows the moveme	ent during the ye	ar
				30 4 12	30 4 11
				£	£
	Minority interes	ests		40,000	40,000
	Balance as at 3	30 Aprıl		40,000	40,000
17	CALLED UP	SHARE CAPITAL			
		d and fully paid			
	Number	Class	Nominal value	30 4 12 £	30 4 11 £
	4	Ordinary	£1	£ 4	2
	•	-			

2 Ordinary shares of £1 were allotted as fully paid at a premium of £549,998 during the period

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 APRIL 2012

18 RESERVES

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Стоир	Profit and loss account £	Share premium £	Totals £
At 1 May 2011	72,946	3,099,999	3,172,945
Profit for the year	1,381,037		1,381,037
Dividends re minority interest in subsidiary	(1,600)		(1,600)
Dividends on ordinary shares	(700,000)		(700,000)
Cash share issue		549,998	549,998
At 30 April 2012	752,383	3,649,997	4,402,380
Company			
	Profit		
	and loss	Share	
	account	premium	Totals
	£	£	£
At 1 May 2011	-	3,099,999	3,099,999
Profit for the year	700,000		700,000
Dividends	(700,000)		(700,000)
Cash share issue	<u> </u>	549,998	549,998
At 30 April 2012	<u>-</u>	3,649,997	3,649,997

19 PENSION COMMITMENTS

The hotel operates a defined contribution pension scheme for the benefit of its employees. The costs of the scheme are recognised in the period in which contributions are payable and total £11,168 (2011 £2,119) for the period under review

20 ULTIMATE CONTROLLING PARTY

The group is under the control of Blue Marques M Limited, a company incorporated in the British Virgin Islands

21 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

Group	30 4 12	30 4 11
	£	£
Profit for the financial year	1,381,037	72,946
Dividends re minority interest in subsidiary	(1,600)	-
Dividends on ordinary shares	<u>(700,000</u>)	<u>. </u>
	679,437	72,946
Share capital	2	2
Share premium	549,998	3,099,999
Net addition to shareholders' funds	1,229,437	3,172,947
Opening shareholders' funds	3,172,947	-
Closing shareholders' funds	4,402,384	3,172,947

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continued

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 APRIL 2012

21 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS - continued

Company		
	30 4 12	30 4 11
	£	£
Profit for the financial year	700,000	-
Dividends on ordinary shares	(700,000)	-
Share capital	2	2
Share premium	549,998	3,099,999
Net addition to shareholders' funds	550,000	3,100,001
Opening shareholders' funds	3,100,001	
Closing shareholders' funds	3,650,001	3,100,001