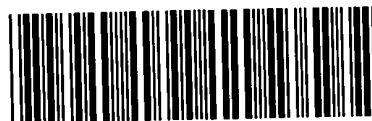


**Parabola Land Limited**  
**Financial statements**  
**31 March 2017**

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COMPANIES HOUSE

# **Parabola Land Limited**

## **Financial statements**

**Year ended 31 March 2017**

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# **Parabola Land Limited**

## **Strategic report**

**Year ended 31 March 2017**

### **Future outlook**

The Company intends to realise the majority of the existing investment portfolio in the short term with a view to consider medium term reinvestment when market conditions are favourable.

### **Principal risks and uncertainties**

Volatility in the property market is a key risk, and the business could be subject to variations in the value of the portfolio, and the timing of property sales. Britain's vote to leave the European Union may affect volatility, the impact of this vote to leave is not yet known.

### **Financial risk management**

The directors monitor interest and market risk on an ongoing basis. All third party debt has been repaid by the property partnerships thus eliminating interest risk and debt maturity repayment risk.

### **Key performance indicators ("KPIs")**

Given the straightforward nature of the business, the company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the company.

Sign on behalf of the board



**P J Millican**  
Director

Approved by director on 20 November 2017

# Parabola Land Limited

## Directors' report

### Year ended 31 March 2017

The directors present their report and the audited financial statements of the company for the year ended 31 March 2017.

#### Principal activities and business review

The principal activity of the business is to manage the portfolio with the objective of maximising capital value, and to optimise net operating income from rentals.

A group restructure took place in January 2017, Parabola Land Limited acquired the remaining investment property portfolio from Parabola Capital LLP at a market value consideration of £36,343,435. The Company disposed of one investment property in March 2017.

#### Directors

The directors who served the company during the year and up to the date of signing the financial statements were as follows:

P J Millican  
O J Millican  
L Bowden (resigned on 7 April 2016)

#### Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, 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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), 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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of financial statements; and
- 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.

#### Charitable donations

The company made charitable donations in the year of £8,475 (2016: £26,738) in furtherance of its charitable objects. The donations were made to Cardiac Risk in the Young £5,000 (2016: £nil), Kings Place Music Foundation £1,802 (2016: £6,738), the Rock Trust £1,673 (2016: £nil) and to Gorgie City Farm £nil (2016: £20,000).

# Parabola Land Limited

## Directors' report

Year ended 31 March 2017 (*continued*)

### Statement of disclosure of information to auditors

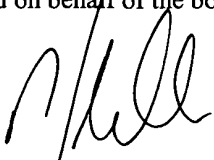
Each of the persons who is a director at the date of approval of this report confirm that:

- so far as each director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- each director has taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

### Small company provisions

This report has been prepared in accordance with the provisions relating to small companies within Part 15 of the Companies Act 2006.

Signed on behalf of the board



P J Millican  
Director

Approved by director on 20 November 2017

## **Parabola Land Limited**

# ***Independent auditors' report to the members of Parabola Land Limited***

## **Report on the financial statements**

---

### **Our opinion**

In our opinion, Parabola Land Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 31 March 2017 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.
- 

### **What we have audited**

The financial statements, included within the Financial statements (the "Annual Report"), comprise:

- the statement of financial position as at 31 March 2017;
- the income statement for the year then ended;
- the statement of changes in equity for the year then ended;
- the accounting policies; and
- the notes to the financial statements, which include other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

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## **Opinions on other matters prescribed by the Companies Act 2006**

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In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' report have been prepared in accordance with applicable legal requirements.

In addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified any material misstatements in the Strategic Report and the Directors' report. We have nothing to report in this respect.

---

## **Other matters on which we are required to report by exception**

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### **Adequacy of accounting records and information and explanations received**

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

## **Parabola Land Limited**

# ***Independent auditors' report to the members of Parabola Land Limited (continued)***

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### **Directors' remuneration**

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

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## **Responsibilities for the financial statements and the audit**

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### **Our responsibilities and those of the directors**

As explained more fully in the Directors' responsibilities statement set out on page 2, 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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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### **What an audit of financial statements involves**

We conducted our audit in accordance with ISAs (UK & Ireland). 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 company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report. With respect to the Strategic Report and Directors' report, we consider whether those reports include the disclosures required by applicable legal requirements.



Bill MacLeod (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Newcastle upon Tyne  
20 November 2017

# Parabola Land Limited

## Income statement

Year ended 31 March 2017

	Note	2017 £	2016 £
<b>Turnover</b>	<b>1</b>	<b>539,852</b>	-
Administrative expenses		(1,983,361)	(1,425,537)
Income from shares in group undertakings	5	7,318,009	12,072,724
Loss on disposal of investment property		(788,919)	-
Profit on disposal of property, plant and equipment		60,500	-
Loss on disposal of financial assets	6	-	(1,280,250)
<b>Profit before interest</b>	<b>2</b>	<b>5,146,081</b>	<b>9,366,937</b>
Other interest receivable and similar income	7	1,082,355	1,775,289
Interest payable and similar expenses	8	(786,995)	(1,551,752)
<b>Profit before taxation</b>		<b>5,441,441</b>	<b>9,590,474</b>
Tax on profit	9	-	-
<b>Profit for the financial year</b>		<b>5,441,441</b>	<b>9,590,474</b>

All of the activities of the company are classed as continuing.

The company has no other comprehensive income other than the results for the year as set out above.

There is no difference between the profit on ordinary activities before taxation and the profit for the financial year stated above and their historical cost equivalents.

The accounting policies and notes on pages 9 to 19 form part of these financial statements.



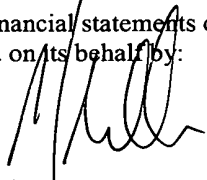
# Parabola Land Limited

## Statement of financial position

As at 31 March 2017

	Note	2017 £	2016 £
<b>Fixed assets</b>			
Interest receivable from Investment - Accrued	11	-	3,025,946
Intangible assets	14	-	7,912
Property, plant and equipment	13	-	132,823
Investment property	12	25,061,456	-
Investments	10	4	32,074,724
		<u>25,061,460</u>	<u>35,241,405</u>
<b>Current assets</b>			
Debtors	15	1,836,917	1,082,802
Cash at bank and in hand		10,980,880	3,692,176
		<u>12,817,797</u>	<u>4,774,978</u>
<b>Creditors: Amounts falling due within one year</b>	16	<u>(17,895,930)</u>	<u>(25,474,497)</u>
<b>Net current liabilities</b>		<b>(5,078,133)</b>	<b>(20,699,519)</b>
<b>Total assets less current liabilities</b>		<u><b>19,983,327</b></u>	<u><b>14,541,886</b></u>
<b>Capital and reserves</b>			
Called up share capital	18	1,000	1,000
Profit and loss account		19,982,327	14,540,886
<b>Total shareholders' funds</b>		<u><b>19,983,327</b></u>	<u><b>14,541,886</b></u>

The financial statements on pages 6 to 19 were approved by the Board of directors on 20 November 2017 and signed on its behalf by:

  
P.J. Millican  
Director

Company Registration Number: 04298209

The accounting policies and notes on pages 9 to 19 form part of these financial statements.

# Parabola Land Limited

## Statement of changes in equity

Year ended 31 March 2017

	<b>Called up share capital</b>	<b>Profit and loss account</b>	<b>Total shareholders' funds</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>At 1 April 2015</b>	1,000	4,958,412	4,959,412
Profit for the financial year and total comprehensive income	-	9,590,474	9,590,474
Distribution in kind paid	-	(8,000)	(8,000)
<b>At 31 March 2016</b>	1,000	14,540,886	14,541,886
Profit for the financial year and total comprehensive income	-	<b>5,441,441</b>	<b>5,441,441</b>
<b>At 31 March 2017</b>	<b>1,000</b>	<b>19,982,327</b>	<b>19,983,327</b>

The accounting policies and notes on pages 9 to 19 form part of these financial statements.

# Parabola Land Limited

## Statement of accounting policies

Year ended 31 March 2017

### Company Information

Parabola Land Limited is a limited company domiciled and incorporated in England and Wales, registration number 04298209. The registered office is Broadgate Tower, 20 Primrose Street, London, England, EC2A 2EW.

### Basis of preparation

These financial statements have been prepared on the going concern basis, in accordance with the Companies Act 2006 and applicable standards in the United Kingdom, including Financial Reporting Standard 102 ('FRS 102'). The financial statements have been prepared on the historical cost basis except for the modification to a fair value basis for certain financial instruments and fixed assets.

The financial statements are presented in Sterling (£).

### Critical judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The estimates and judgements are based on historical experience and other factors, including expectations of future events that are believed to be reasonable and constitute management's best judgement at the date of the financial statements. In the future, actual experience could differ from those estimates.

The principal estimates and judgements that could have significant effect upon the company's financial results relate to the fair value of investment properties as set out in note 12.

### Exemptions for qualifying entities under FRS 102

The company has taken advantage of the following exemptions:

- (i) from preparing a statement of cash flows, on the basis that it is a qualifying entity and the consolidated statement of cash flows, included in the financial statements of Parabola Property Limited, includes the company's cash flows;
- (ii) from the financial instrument disclosures, required under FRS 102, as the information is provided in the consolidated financial statement disclosures; and
- (iii) From disclosing the company key management personal compensation, as required by FRS 102.

### Turnover

Turnover in the year ended 31 March 2017 represents rental and service charge income from the letting of industrial space excluding value added tax. Turnover relates entirely to the United Kingdom and is recognised on the accruals basis, recognising pre letting costs, including rent free periods, over the term of the lease. Other income is recognised in the accounting period in which it is received.

### Intangible fixed assets and amortisation

Amortisation is calculated so as to write off the cost of an asset over the useful economic life of that asset. The rates used are Website domains – 20% per annum of cost.

### Property, plant and equipment

Property, plant and equipment are stated at historic purchase cost less accumulated depreciation. Cost includes the original purchase price of the asset and the costs attributable to bringing the asset to its working condition for its intended use.

Depreciation has been calculated to write off the cost of the property, plant and equipment over their expected useful lives. The rates used are Furniture and fittings – 20% per annum of cost.

### Capitalisation of finance costs

Costs directly attributable to the arrangement of bank loans are capitalised and charged to the profit and loss account evenly over the period of the loan.

# **Parabola Land Limited**

## **Statement of accounting policies (continued)**

**Year ended 31 March 2017**

### **Consolidation**

In the opinion of the directors, the company and its subsidiary undertakings constitute a small group. The company has therefore taken advantage of the exemption provided by section 398 of the Companies Act 2006 not to prepare group financial statements.

### **Taxation**

Current tax is recognised for the amount of income tax payable in respect of the taxable profit for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. A net deferred tax asset is recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits against which to recover carried forward tax losses. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on an undiscounted basis.

### **Accrued income**

This includes the income earned during the financial year but invoiced in the subsequent financial year.

### **Deferred income**

This includes the income invoiced during the financial year but relating to a subsequent financial year.

# Parabola Land Limited

## Notes to the financial statements

Year ended 31 March 2017

### 1. Turnover

	2017	2016
	£	£
Rental income	539,852	-
	<u>539,852</u>	<u>-</u>

Turnover relates entirely to the United Kingdom

### 2. Profit before taxation

The profit before taxation is stated after charging:

	2017	2016
	£	£
Depreciation	26,663	45,158
Amortisation	2,631	3,157
Auditors' remuneration - audit fees	4,658	4,562
Auditors' remuneration - for other services	226,624	321,666

### 3. Particulars of employees

The monthly average number of staff employed by the company during the financial year amounted to:

	2017	2016
	No	No
Number of administrative staff	<u>8</u>	<u>10</u>

The aggregate payroll costs of the above were:

	2017	2016
	£	£
Wages and salaries	1,581,112	1,125,598
Social security costs	157,589	113,401
	<u>1,738,701</u>	<u>1,238,999</u>

From 1 February 2017, the employment contracts of 8 administrative staff were transferred from Parabola Land Limited to Parabola Real Estate Investment Management LLP.

Staff costs totalling £799,819 (2016: £704,047) were recharged to the following fellow entities.

	2017	2016
	£	£
Parabola Capital LLP	793,140	555,689
Parabola Industrial Estates Limited	3,990	39,734
Parabola Edinburgh Park LLP	-	74,361
Parabola Property Limited	2,689	34,263

# Parabola Land Limited

## Notes to the financial statements

Year ended 31 March 2017

### 4. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services were:

	2017 £	2016 £
Remuneration receivable	<u>677,111</u>	<u>568,710</u>

#### *Remuneration of highest paid director:*

	2017 £	2016 £
Total remuneration (excluding pension contributions)	<u>677,111</u>	<u>483,118</u>

### 5. Income from shares in group undertakings

	2017 £	2016 £
Income from group undertakings	<u>7,318,009</u>	<u>12,072,724</u>

### 6. Loss on disposal of financial assets

	2017 £	2016 £
Loss on disposal of financial assets	<u>-</u>	<u>(1,280,250)</u>

### 7. Other interest receivable and similar income

	2017 £	2016 £
Interest receivable from investment	1,080,349	1,771,506
Interest receivable from group undertakings	-	1,282
Bank interest	2,006	2,501
	<u>1,082,355</u>	<u>1,775,289</u>

### 8. Interest payable and similar expenses

	2017 £	2016 £
Interest payable on group undertakings	531,308	309,899
Interest payable to related parties	255,653	1,241,594
Finance charges	4	-
Bank charges	30	259
	<u>786,995</u>	<u>1,551,752</u>

# Parabola Land Limited

## Notes to the financial statements

Year ended 31 March 2017

### 9. Tax on profit

No current or deferred tax was charged in the current or prior year.

The tax charged assessed for the year is lower (2016: lower) than the effective rate of corporation tax in the UK of 20% (2016: 20%). The differences are explained below:

	2017 £	2016 £
Profit before taxation	<u>5,441,441</u>	<u>9,590,474</u>
Profit by rate of tax 20% (2016: 20%)	1,088,288	1,918,095
Effects of :		
Expenses not deductible for tax purposes	1,715	(10,388)
Income not taxable for tax purposes	(1,973,959)	(2,931,747)
Group relief not paid for	-	296,103
Short term timing differences	-	260,601
Tax losses	(155,913)	(2,979,806)
Effect of gains	<u>1,039,869</u>	<u>3,447,142</u>
Total tax	<u>-</u>	<u>-</u>

In 2015, the UK Government enacted legislation to reduce the UK Corporation Tax rate from 20% to 18% between 2017 and 2020. The rate will reduce to 19% from 1 April 2017, then to 18% from 1 April 2020 onwards. In 2016, further legislation was enacted to reduce the 2020 rate to 17%. This proposed reduction has no impact on the taxation disclosed in these financial statements as there are no current or deferred income tax charges.

### 10. Investments

	Total £
<b>Cost</b>	
At 1 April 2016	32,074,724
Repayment initial capital	(7,996)
Repayment additional capital	(32,066,724)
Disposals	-
At 31 March 2017	<u>4</u>
<b>Net book value</b>	
At 31 March 2017	<u>4</u>
At 31 March 2016	<u>32,074,724</u>
	2017
	£
Investment in Parabola Capital LLP	4
	2016
	£
	32,074,724

# Parabola Land Limited

## Notes to the financial statements

Year ended 31 March 2017

### 11. Interest receivable on Investment - Accrued

	2017	2016
	£	£
Interest receivable on Investment in Parabola Capital LLP	-	3,025,946
	-	3,025,946

Additional capital and interest receivable from Parabola Capital LLP was settled in full in January 2017.

### 12. Investment Property

	Freehold Investment Property
	£
<b>Fair value</b>	
At 1 April 2016	-
Additions	36,470,389
Disposals	(11,408,933)
Net gains from fair value adjustments	-
Transfers	-
<b>At 31 March 2017</b>	<b>25,061,456</b>
At 31 March 2016	-

Investment properties are revalued annually by the members, with an external independent valuation performed in accordance with the RICS Valuation and Appraisal manual every 5 years.

The revaluation of freehold investment properties was performed in 2017 by an independent valuation firm. This valuation was used to determine the price paid when the Company acquired the property portfolio from Parabola Capital LLP in January 2017.



# Parabola Land Limited

## Notes to the financial statements

Year ended 31 March 2017

### 13. Property, plant and equipment

	Furniture and fittings £	Other assets £	Total £
<b>Cost</b>			
At 1 April 2016	150,783	42,050	192,833
Additions	10,747	-	10,747
Disposals	(161,530)	(42,050)	(203,580)
<b>At 31 March 2017</b>	-	-	-
<b>Accumulated Depreciation</b>			
At 1 April 2016	(60,010)	-	(60,010)
Charge for the year	(26,663)	-	(26,663)
Disposals	86,673	-	86,673
<b>At 31 March 2017</b>	-	-	-
<b>Net book value</b>			
<b>At 31 March 2017</b>	-	-	-
At 31 March 2016	90,773	42,050	132,823

### 14. Intangible assets

	Total £
<b>Cost</b>	
At 1 April 2016	15,804
Disposals	(15,804)
<b>At 31 March 2017</b>	-
<b>Accumulated amortisation</b>	
At 1 April 2016	(7,892)
Charge for the year	(2,631)
Disposals	10,523
<b>At 31 March 2017</b>	-
<b>Net book value</b>	
<b>At 31 March 2017</b>	-
At 1 April 2016	7,912

# Parabola Land Limited

## Notes to the financial statements

Year ended 31 March 2017

### 15. Debtors

	2017	2016
	£	£
Trade debtors	387,927	45,183
Amounts owed by group undertakings	446,166	60,401
Taxation and social security	-	4,725
Other debtors	941,538	876,575
Prepayments and accrued income	61,286	95,918
	<u>1,836,917</u>	<u>1,082,802</u>

The debtors above include the following amounts falling due after more than one year:

	2017	2016
	£	£
Other debtors	<u>869,263</u>	<u>869,263</u>

Other debtors represents a rent default deposit given to the purchaser of Kings Place when the building was sold in April 2012. The deposit is repayable in April 2018.

### 16. Creditors: Amounts falling due within one year

	2017	2016
	£	£
Trade creditors	74,910	147,362
Amounts owed to director	2,034,934	9,687,738
Amounts owed to group undertakings	6,321,691	9,334,426
Amounts owed to related parties	472,771	472,771
Amounts owed to the Dorian Development Trust	383,694	366,873
Amounts owed to the Corinthian Capital trust and the Dorian Development Trust	7,390,667	5,339,030
Taxation and social security	77,631	-
Other creditors	120,804	12,491
Accruals and deferred income	1,018,828	113,806
	<u>17,895,930</u>	<u>25,474,497</u>

The amounts owed to group undertakings includes loans from Parabola Real Estate Holdings Limited which is unsecured with a principal outstanding as at 31 March 2017 of £5,450,000 (2016: nil). Interest on the loan is accruing at 5%. Interest of £854,129 has been accrued at 31 March 2017.

An unsecured interest free loan from Parabola Estates Limited was repaid in full in the previous financial year. Interest of £472,771 remains accrued at 31 March 2017 (2016: £472,771).

A loan owed to the director secured by a floating charge over the assets of the company and a fixed charge over the freehold property was repaid in September 2016. Interest on this loan was accrued at 4% (2016: 4%) above 3 months LIBOR, and the total amount accrued at 31 March 2017 of £1,898,137 (2016: £1,689,840) has been included within the amounts owed to director. This accrued interest is repayable on demand. £136,797 (2016:£192,028) of the amount owed to the director is an amount accrued as due under a bonus contract.

# Parabola Land Limited

## Notes to the financial statements

### Year ended 31 March 2017

#### 16. Creditors: Amounts falling due within one year (Continued)

The amount owed to the Dorian Development Trust represents loans which are unsecured, repayable on demand, with principal outstanding at 31 March 2017 of £nil (2016: £nil). The loans attract interest at 4% (2016:4%) above 3 months LIBOR. Interest of £383,694 (2016: £366,873) has been accrued at 31 March 2017 and this amount has been included within the amount owed to the Dorian Development Trust.

The amount owed to the Corinthian Capital Trust and the Dorian Development Trust consists of a loan issued on 9<sup>th</sup> February 2017 and the interest accruing on this loan. Additionally there is capitalised interest outstanding on previously repaid loans.

A loan was issued by the Corinthian Capital Trust on 9<sup>th</sup> February 2017, the principal of £1,800,000 is outstanding in full at 31 March 2017. Interest on this loan is accruing at 5%, this is repayable on 9<sup>th</sup> November 2017. Interest of £20,025 has accrued at 31 March 2017.

All principal on previous loans issued by these trusts was repaid in prior years. Interest of £5,339,030 accrued at 31 March 2017 (2016: £5,578,092) on these loans and are secured by floating charges over the assets of the company and fixed charges over the freehold property. This amount has been included within the amount owed to the Corinthian Capital Trust and the Dorian Development Trust.

#### 17. Related party transactions

At 31 March 2017, the company owed £7,774,362 (2016: £5,705,903) to the Corinthian Capital Trust and the Dorian Development Trust, related parties by virtue of common influence. The interest accrued in the year was £268,459 (2016: £252,986), capital advanced was £1,800,000 (2016: £nil), capital repayments were £nil (2016: £nil) and interest payments were £nil (2016: £nil)

At 31 March 2017, the company owed £2,034,934 (2016: £9,687,738) to P J Millican, director. The interest accrued in the year was £208,297 (2016: £622,863), interest paid was £nil (2016: £nil), drawdowns were £nil (2016: £nil) and capital repayments were £7,805,870 (2016: £5,000,000). £136,797 (2016:£192,028) of the amount owed to the director is an amount accrued as due under a bonus contract.

At 31 March 2017, the company owed £nil (2016: £8,293,922) to Parabola Property Limited. The interest accrued in the year was £255,653 (2016: £309,899), interest paid was £799,576 (2016: £nil), drawdowns were £nil (2016: £4,450,000) and capital repayments were £7,750,000 (2016: £700,000).

At 31 March 2017, the company owed £472,771 (2016: £472,771) to Parabola Estates Limited. The interest accrued in the year was £nil (2016: £365,745). Drawdowns were £nil (2016: £nil) and capital repayments were £nil (2016: £nil).

The accrual for amounts due under the director's service contract is £136,797 (2016: £192,028).

Administrative expenses of £nil (2016: £45,000) were recharged from Parabola Capital LLP. The year end balance was £nil (2016: £ nil). Administrative expenses of £638,735 (2016: £428,404), wages and salaries costs of £677,713 (2016: £469,811) and social security costs of £86,545 (2016: £53,726) and staff costs of £28,882 (2016: £32,152) were recharged to Parabola Capital LLP. The year end balance was £314,782 (2016: (£1,040,504)).

Administrative expenses of £nil (2016: £21,186) and wages and social security costs of £nil (2016: £74,361) were recharged to Parabola Edinburgh Park LLP until the LLP exited the Parabola Consolidated Group on 7 December 2015. Administrative expenses of £nil (2016: £23,160) were recharged from Parabola Edinburgh Park LLP. The year end balance owing from Parabola Edinburgh Park was £nil (2016: £4,140 creditor).

Administrative expenses of £2,661 (2016: (£26,384)) were recharged to Parabola Property Limited. Wages and social security costs of £2,689 (2016:£ 34,263) were recharged to Parabola Property Limited. The year end balance was £914 (2016:£ 24,466)

# Parabola Land Limited

## Notes to the financial statements

Year ended 31 March 2017

### 17. Related party transactions (Continued)

Administrative expenses of £5,231 (2016: £25,582) and wages and social security costs of £3,990 (2016: £39,734) were recharged to Parabola Industrial Estates Limited. The year end balance was (£17,562) (2016: £31,933).

### 18. Called up share capital

#### Authorised share capital:

	2017	2016
	£	£
100,000 (2016: 100,000) Ordinary shares of £1 each	<u>100,000</u>	<u>100,000</u>

#### Allotted, called up and fully paid:

	2017		2016	
	No	£	No	£
	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>
Ordinary shares of £1 each				

The company was incorporated on 11 October 2012 through the issue of 10,000 ordinary shares at £1 nominal value.

### 19. Ultimate controlling parties

The immediate parent undertaking is Parabola Real Estate Holdings Limited. Parabola Real Estate Holdings Limited prepares publicly available consolidated financial statements and the results of the company are included in the consolidation.

The directors consider that the ultimate controlling parties of the company are the trustees of Huddersfield Trust, Property Equity Trust and London and Paris Trust by virtue of the shares held by them in the company's parent entity.

### 20. Operating leases

Future rental commitments under non-cancellable operating leases:

	2017	2016
	Land and buildings	Land and buildings
	£'000	£'000
Expiring within one year	41,536	37,467
Expiring between two and five years	17,032	72,949
Expiring in five years or more	-	-
<b>Total</b>	<b>58,568</b>	<b>110,416</b>

Lease payments of £31,252 (2016: £49,932) were recognised as an expense in the year.

# **Parabola Land Limited**

## **Notes to the financial statements**

**Year ended 31 March 2017**

### **21. Events after the End of the Reporting Period**

An investment property was purchased for £2.4m in April 2017. An investment property was sold in November 2017 for net proceeds of £2.2m.