

Company Registration No. 06952256 (England and Wales)

**INNBRIGHTON PROPERTIES LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**



# INNBRIGHTON PROPERTIES LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	AA Khan A C Smith D J Kennedy B Green A Pickering	(Appointed 6 October 2016)
<b>Secretary</b>	AA Khan	
<b>Company number</b>	06952256	
<b>Registered office</b>	Parkway House Sheen Lane London SW14 8LS	
<b>Auditor</b>	Clear & Lane Limited 340 Melton Road Leicester LE4 7SL	

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# INNBRINGTON PROPERTIES LIMITED

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# INNBRINGTON PROPERTIES LIMITED

## DIRECTORS' REPORT

**FOR THE YEAR ENDED 31 MARCH 2017**

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

### Principal activities

The principal activity of the company continued to be that of property investment.

### Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

AA Khan

A C Smith

D J Kennedy

B Green

A Pickering

(Appointed 6 October 2016)

### Results and dividends

The results for the year are set out on page 5.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

### Auditor

Clear & Lane Limited were appointed as auditor to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

### Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 judgements 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.

# INNBRIGHTON PROPERTIES LIMITED

## DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

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### Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

On behalf of the board



A C Smith

Director

11/07/2017

# **INNBRIGHTON PROPERTIES LIMITED**

## **INDEPENDENT AUDITOR'S REPORT**

### **TO THE MEMBERS OF INNBRIGHTON PROPERTIES LIMITED**

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We have audited the financial statements of Innbrighton Properties Limited for the year ended 31 March 2017 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity 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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 auditor's 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.

#### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement, 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 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 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. 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.

#### **Opinion on financial statements**

In our opinion 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.

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

In our opinion, based on the work undertaken in the course of our audit, the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements, and the Directors' Report has been prepared in accordance with applicable legal requirements.

# INNBRIGHTON PROPERTIES LIMITED

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF INNBRIGHTON PROPERTIES 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; or
- the company is entitled to claim exemption in preparing a strategic report due to it being a member of an ineligible group.

*Clear & Lane Limited*

**Richard Lodder (Senior Statutory Auditor)**  
**for and on behalf of Clear & Lane Limited**  
**Chartered Accountants**  
**Statutory Auditor**

340 Melton Road  
Leicester  
LE4 7SL

*19<sup>th</sup> July 2017*

# INNBRIGHTON PROPERTIES LIMITED

## STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2017

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	Notes	2017 £	2016 £
Turnover	3	364,185	291,234
Administrative expenses		(28,306)	(8,942)
<b>Operating profit</b>	<b>4</b>	<b>335,879</b>	<b>282,292</b>
Interest payable and similar expenses	5	(376)	(106)
Fair value gains and losses on investment properties		275,267	455
<b>Profit before taxation</b>		<b>610,770</b>	<b>282,641</b>
Taxation	6	8,334	(54,835)
<b>Profit for the financial year</b>		<b>619,104</b>	<b>227,806</b>

The profit and loss account has been prepared on the basis that all operations are continuing operations.



# INNBRIGHTON PROPERTIES LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2017

	Notes	2017 £	£	2016 £	£
<b>Fixed assets</b>					
Investment properties	7	4,795,000		4,519,733	
<b>Current assets</b>					
Debtors	8	-		107	
Cash at bank and in hand		5,771		67,574	
		<u>5,771</u>		<u>67,681</u>	
<b>Creditors: amounts falling due within one year</b>	9	(841,228)		(1,246,975)	
<b>Net current liabilities</b>			(835,457)		(1,179,294)
<b>Total assets less current liabilities</b>			<u>3,959,543</u>		<u>3,340,439</u>
<b>Capital and reserves</b>					
Called up share capital	11	3,351,262		3,351,262	
Fair value reserve		(221,188)		-	
Profit and loss reserves		829,469		(10,823)	
<b>Total equity</b>			<u>3,959,543</u>		<u>3,340,439</u>

The financial statements were approved by the board of directors and authorised for issue on 11/07/2017 and are signed on its behalf by:

  
A Pickering  
Director

Company Registration No. 06952256

# INNBRIGHTON PROPERTIES LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2017

	Share capital	Fair value reserve	Profit and loss reserves	Total
Notes	£	£	£	£
<b>Balance at 1 April 2015</b>	3,351,262	-	(238,629)	3,112,633
<b>Year ended 31 March 2016:</b>				
Profit and total comprehensive income for the year	-	-	227,806	227,806
<b>Balance at 31 March 2016</b>	3,351,262	-	(10,823)	3,340,439
<b>Year ended 31 March 2017:</b>				
Profit and total comprehensive income for the year	-	-	619,104	619,104
Transfer of opening movement in the fair value of investment properties	-	(496,455)	496,455	-
Transfer of current year fair value movement	-	275,267	(275,267)	-
<b>Balance at 31 March 2017</b>	3,351,262	(221,188)	829,469	3,959,543

The fair value reserve relates to the movement in the fair value of investment properties.

# INNBRIGHTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2017

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#### 1 Accounting policies

##### Company information

Innbrighton Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is Parkway House, Sheen Lane, London, SW14 8LS.

##### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

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

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

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements:

- Section 4 'Statement of Financial Position' - Reconciliation of the opening and closing number of shares;
- Section 7 'Statement of Cash Flows' - Presentation of a statement of cash flow and related notes and disclosures;
- Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' - Carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in profit or loss and in other comprehensive income;
- Section 26 'Share based Payment' - Share-based payment expense charged to profit or loss, reconciliation of opening and closing number and average weighted exercise price of share options, how the fair value of options granted was measured, measurement and carrying amount of liabilities for cash-settled share-based payments, explanation of modifications to arrangements;
- Section 33 'Related Party Disclosures' - Compensation for key management personnel.

The financial statements of the company will be consolidated in the financial statements of Glenstone Property PLC. These consolidated financial statements will be available from its registered office, Parkway House, Sheen Lane, East Sheen, London, SW14 8LS.

##### 1.2 Going concern

As at 31 March 2017, the company had net current liabilities of £835,457. The directors have obtained confirmation from Glenstone Property PLC, the ultimate parent company, that it will continue to provide ongoing financial support to enable the company to continue in business and meet its liabilities as they fall due for the foreseeable future. In particular it has been confirmed that the group creditor included in liabilities within one year of £772,500 will not be called for payment until cashflow allows. On this basis, the directors consider it appropriate to prepare the financial statements on a going concern basis.

##### 1.3 Turnover

Turnover is recognised at the fair value of rents received from properties, and is shown net of VAT and other sales related taxes.

# INNBRIGHTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

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### 1 Accounting policies

(Continued)

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

#### 1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The current period surplus or deficit on revaluation is recognised in the profit and loss account. Subsequently movements on revaluations are transferred from the profit and loss reserve to the fair value reserve.

#### 1.5 Cash and cash equivalents

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

#### 1.6 Financial instruments

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

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

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

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

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

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

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

# INNBRINGTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2017

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#### 1 Accounting policies

(Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# INNBRIGHTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

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### 1 Accounting policies

(Continued)

#### ***Derecognition of financial liabilities***

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

### 1.7 Equity instruments

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

### 1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

#### ***Current tax***

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### ***Deferred tax***

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

## 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### **Key sources of estimation uncertainty**

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

#### ***Fair value of investment properties***

The annual revaluation of Investment properties is sensitive to the changes in the rental market and the economic climate of the surrounding area. The properties are revalued at fair value by independent external valuers, Fleurets Limited, each year at 31 March.

# INNBRIGHTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

### 3 Turnover and other revenue

An analysis of the company's turnover is as follows:

	2017 £	2016 £
<b>Turnover</b>		
Rent receivable	358,541	291,234
Fees receivable	5,644	-
	<u>364,185</u>	<u>291,234</u>

### 4 Operating profit

Operating profit for the year is stated after charging/(crediting):

	2017 £	2016 £
Fees payable to the company's auditor for the audit of the company's financial statements	4,000	2,400
	<u>4,000</u>	<u>2,400</u>

### 5 Interest payable and similar expenses

	2017 £	2016 £
Other interest	376	106
	<u>376</u>	<u>106</u>

### 6 Taxation

	2017 £	2016 £
<b>Current tax</b>		
UK corporation tax on profits for the current period	-	53,710
Adjustments in respect of prior periods	(8,334)	1,125
Total current tax	<u>(8,334)</u>	<u>54,835</u>

# INNBRIGHTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2017

#### 6 Taxation

(Continued)

The actual (credit)/charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	2017 £	2016 £
Profit before taxation	610,770	282,641
Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2016: 20.00%)	122,154	56,528
Tax effect of income not taxable in determining taxable profit	-	(2,727)
Adjustments in respect of prior years	(8,334)	1,125
Effect of revaluations of investments	(55,054)	(91)
REIT exempt income and gains	(67,100)	-
Taxation for the year	(8,334)	54,835

The company obtained Real Estate Investment Trust status on 1 February 2016 and accordingly its profits are not subject to corporation tax with effect from that date.

#### 7 Investment property

	2017 £
<b>Fair value</b>	
At 1 April 2016	4,519,733
Fair value gains	275,267
At 31 March 2017	4,795,000

Investment property comprises freehold land & buildings. The fair value of the investment property has been arrived at on the basis of a valuation carried out as at 31 March 2017 by Fleurets Limited, an independent chartered surveyor. The valuation was made on an open market value basis by reference to existing use.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2017 £	2016 £
Cost	4,891,084	4,891,084
Accumulated depreciation	-	-
Carrying amount	4,891,084	4,891,084



# INNBRIGHTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

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8 Debtors	2017	2016
Amounts falling due within one year:	£	£
Prepayments and accrued income	-	107
	<u>          </u>	<u>          </u>

9 Creditors: amounts falling due within one year	2017	2016
	£	£
Amounts due to group undertakings	772,500	1,122,500
Corporation tax	-	53,710
Other taxation and social security	5,187	5,187
Accruals and deferred income	63,541	65,578
	<u>          </u>	<u>          </u>
	<u>841,228</u>	<u>1,246,975</u>

### 10 Deferred taxation

At the date of transition to FRS 102 on 1 April 2014 the directors did not consider a deferred tax provision in relation to the fair value adjustment to investment property. The balance as at 1 April 2015 would have fully reversed on 1 February 2016 as the company entered the REIT of Glenstone Property Plc, its parent, and therefore has no liability to corporation tax on such gains from that date.

### 11 Share capital

	2017	2016
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
3,351,262 ordinary shares of £1 each	3,351,262	3,351,262
	<u>          </u>	<u>          </u>

The company has one class of ordinary shares which carry no right to fixed income.

# INNBRIGHTON PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

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### 12 Operating lease commitments

#### Lessor

The operating leases represent leases of investment properties to third parties. The leases are negotiated over terms of 25 years and include a provision for periodic rent reviews according to lease terms. There are no options in place for either party to extend lease terms.

At the reporting end date the company had contracted with tenants for the following minimum lease payments:

	2017	2016
	£	£
Within one year	353,733	353,733
Between two and five years	1,414,932	1,414,932
In over five years	6,076,772	6,430,505
	<u>7,845,437</u>	<u>8,199,170</u>

### 13 Controlling party

The immediate parent company and controlling party is London & Surrey Property Holdings Limited.

The ultimate parent company is Glenstone Property PLC.

The smallest and largest group into which the company is consolidated is Glenstone Property PLC.