QATARI DIAR UK LIMITED

Directors' report and financial statements

Registered number 06569590

For the year ended 31 December 2014

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Directors' report

The directors of Qatari Diar UK Limited present their directors' report and financial statements for the year ended 31 December 2014. The report and financial statements are prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

Principal activities and review of the business

The company's principal activity is to act as a market research advisor focusing on existing and potential investment opportunities of Qatari Diar Real Estate Investment Company and to provide supervisory and administrative services to group companies within the United Kingdom.

Results and dividends

The loss for the year dealt within the financial statements is -£2,426,098 (2013 profit: £1,853,150).

The directors are satisfied with the financial performance and the position of the company for the year ended 31 December 2014.

Directors

The following directors have held office during the financial year and subsequently:
Khaled Mohamed Ebrahim Al-Sayed (appointed since 27/02/13)
Sheikh Jassim Hamad Al Thani (appointed since 19/08/13, Chairman since 03/09/2014)
Abdulaziz Al Theyab (appointed since 24/09/14)
Fahad Al Asmakh (appointed since 25/08/15)
Fabien Laurent Toscano (appointed since 19/08/13, resigned on 25/08/15)
Naaman Atallah (appointed since 19/08/13, resigned on 04/03/15)
Michael Anthony Patrizio (appointed since 19/08/13, resigned on 31/01/15).

Political contribution

The company incurred no political expenditure (2013: £nil) during the year.

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the 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 auditor is aware of that information. This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Deloitte LLP will therefore continue in office.

By order of the board

Jassim bin Hamad NJ Al Thani
Director

77 Grosvenor Street
London
W1K 3JR
United Kingdom

Date: 22 September 2015

Directors' responsibilities statement

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 International Financial Reporting Standards (IFRSs) as adopted by the European Union. 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, International Accounting Standard 1 requires that directors:

- properly select and apply accounting policies;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRSs are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- make an assessment of the company's ability to continue as a going concern.

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.

Report of the independent auditor to the shareholder of Qatari Diar UK Limited

We have audited the financial statements of Qatari Diar UK Limited for the year ended 31 December 2014 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Cash Flow Statement and the related notes 1 to 16. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

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 December 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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.
- the directors were not entitled to take advantage of the small companies exemption from preparing a Strategic Report.

Mark Goddey (Senior statutory auditor)

for and on behalf of Deloitte LLP

Chartered Accountants and Statutory Auditor

London, United Kingdom

~~September~~ 2015

2 October

Statement of Comprehensive Income

For the year ended 31 December 2014

	Note	2014	2013
		£	£
Revenue	1,2	7,555,409	6,786,658
Cost of sales		(8,045,235)	(5,864,356)
Gross profit		(489,826)	922,302
Administrative expenses		-	-
Operating profit	3	(489,826)	922,302
Net finance income		2,761	1,589
Net foreign exchange gain/(loss)	6	(2,557,045)	946,497
Profit/(loss) before tax		(3,044,110)	1,870,388
Taxation	7	618,012	(17,238)
Profit/(loss) for the year		(2,426,098)	1,853,150
Other comprehensive income		-	-
Total comprehensive income for the year		(2,426,098)	1,853,150

The results of the company are derived entirely from continuing activities. There was no income and expense for the current financial year other than that reported in the statement of comprehensive income.

The notes on pages 9 to 19 form part of the Financial Statements.

Statement of Financial Position
As at 31 December 2014

	Note	2014	2013
		£	£
Non-current assets			
Property, plant and equipment	8	648,736	319,423
Intangible asset	8	528,009	604,523
Deferred tax asset	7	582,854	-
		1,759,599	923,946
Current assets			
Trade and other receivables	10	3,564,885	3,494,246
Amount due from parent company	14	-	18,096,170
Amount due from group companies	14	1,617,992	21,854,256
Cash and cash equivalents		1,267,656	1,312,237
		6,450,533	44,756,911
Total assets		8,210,132	45,680,857
Current liabilities			
Trade and other payables	11	(3,202,128)	(3,055,389)
Amount due to parent company	14	(4,948,506)	(36,541,357)
Amount due to group companies	14	-	(3,580,000)
Deferred tax liability	7	-	(18,520)
Total liabilities		(8,150,634)	(43,195,266)
Net assets		59,498	2,485,591
Equity			
Share capital	12	1	1
Retained earnings		59,497	2,485,590
Total equity		59,498	2,485,591

These financial statements were approved by the board of directors on 22 September 2015 and were signed on its behalf by:

Jassim bin Hamad NJ Al Thani
Director

Company registration number 06569590

The notes on pages 9 to 19 form part of the Financial Statements.

Statement of Changes in Equity
For the year ended 31 December 2014

	Share capital £	Retained earnings £	Total equity £
Balance at 31 December 2012	1	632,446	632,447
Profit for the year	-	1,853,150	1,853,150
Balance at 31 December 2013	1	2,485,596	2,485,597
Profit for the year	-	(2,426,098)	(2,426,098)
Balance at 31 December 2014	**1**	**59,497**	**59,498**

The notes on pages 9 to 19 form part of the Financial Statements.

Cash Flow Statement

For the year ended 31 December 2014

	Note	2014 £	2013 £
Cash flows from operating activities			
Profit before tax		(3,044,110)	1,870,388
Adjustments for:			
Depreciation, amortisation and impairment	8	254,029	283,520
Financial income		(2,761)	(1,589)
		(2,792,842)	2,152,319
Decrease/(increase) in trade and other receivables		(70,639)	73,600
(Decrease)/increase in trade and other payables		146,739	595,270
Cash flow from operations		(2,716,742)	2,821,189
Corporation tax received/(paid)		16,638	(247,175)
Net cash flow from operating activities		(2,700,104)	2,574,014
Cash flows from investing activities			
Purchase of property, plant and equipment	8	(507,045)	(194,045)
Sale of property, plant and equipment		218	849
Interest received		2,761	1,589
Net cash flow from investing activities		(504,066)	(191,607)
Cash flows from financing activities			
(Decrease)/increase in intercompany funding		3,159,583	(1,250,981)
Net cash generated from financing activities		3,159,583	(1,250,981)
Net (decrease)/increase in cash and cash equivalents		(44,587)	1,131,425
Cash and cash equivalents at beginning of the year		1,312,237	180,813
Cash and cash equivalents at the end of the year		1,267,656	1,312,237

The notes on pages 9 to 19 form part of the Financial Statements.

Notes (forming part of the financial statements)

1 Accounting policies

Qatari Diar UK Limited (the "Company") is a company incorporated and domiciled in the UK.

Basis of preparation

The company financial statements have been prepared and approved by the directors in accordance with International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs").

The financial statements are presented in Sterling prepared on the historical cost basis. The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

The newly adopted IFRSs which are effective for the first time in the year have not had a material effect on the financial statements.

The Company is assessing the effect of issued IFRSs not currently effective, but their adoption is not expected to have a material effect on future financial statements.

Going concern

The financial statements have been prepared on the going concern basis which the directors believe to be appropriate as Qatari Diar Real Estate Investment Company Q.S.C. has provided an undertaking that for at least 12 months, from the date of approval of these financial statements, they will make available such funds as are needed by the company. This should enable the company to continue in operational existence for the foreseeable future.

Based on this undertaking the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Foreign currency

Transactions in foreign currencies are translated to Sterling at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are retranslated to Sterling at the foreign exchange rate ruling at that date. Foreign exchange differences arising on translation are recognised in profit and loss except for differences arising on the retranslation of qualifying cash flow hedges, which are recognised directly in equity. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are retranslated to Sterling at foreign exchange rates ruling at the dates the fair value was determined.

Non-derivative financial instruments

Non-derivative financial instruments comprise trade and other receivables, cash and cash equivalents and trade and other payables.

Trade and other receivables

Trade and other receivables are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses.

Notes (continued)

1 Accounting policies *(continued)*

Trade and other payables

Trade and other payables are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the company's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Leases in which the company assumes substantially all the risks and rewards of ownership of the leased asset are classified as finance leases. Where land and buildings are held under leases the accounting treatment of the land is considered separately from that of the buildings. Leased assets acquired by way of finance lease are stated at an amount equal to the lower of their fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation and less accumulated impairment losses. Lease payments are accounted for as described below.

Depreciation is charged to the profit and loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment. Land is not depreciated. The estimated useful lives are as follows:

- plant and equipment - 3 years
- fixtures and fittings - 5 years
- IT equipment - 3 years (grouped within equipment).

Depreciation methods, useful lives and residual values are reviewed at each balance sheet date.

Operating lease payments

Payments made under operating leases are recognised in the profit and loss on a straight-line basis over the term of the lease. Lease incentives received are recognised in the profit and loss as an integral part of the total lease expense.

Intangible assets

Intangible assets that are acquired by the Company are stated at cost less accumulated amortisation and less accumulated impairment losses.

Amortisation is charged to the profit and loss on a straight-line basis over the estimated useful lives of intangible assets unless such lives are indefinite. Intangible assets with an indefinite useful life and goodwill are systematically tested for impairment at each balance sheet date. Other intangible assets are amortised from the date they are available for use. The estimated useful lives are as follows:

- lease premium - over the term of the lease.

Notes (continued)

Provisions

A provision is recognised in the balance sheet when the company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects risks specific to the liability.

Impairments

The carrying amounts of the company's assets are reviewed at each balance sheet date to determine whether there is any indication of impairment; a financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flows of that asset. If any such indication exists, the asset's recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in profit and loss.

Revenue

A transfer pricing margin is applied to the operating cost charged to profit and loss in respect of the service the company provides to its group companies.

The company's business activity is that described in the Directors' Report, and accordingly all revenue is generated within the group of Qatari Diar Real Estate Investment Company.

Revenue is recognised in accordance with IAS 18 Revenue once the services have been fully provided.

Financing income and expenses

Financing expenses comprise interest payable, finance charges on shares classified as liabilities and finance leases, unwinding of the discount on provisions, and net foreign exchange losses that are recognised in the profit and loss. Financing income comprise interest receivable on funds invested, dividend income, and net foreign exchange gains.

Foreign currency gains and losses are reported on a net basis.

Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

Notes (continued)

2 Revenue

	2014 £	2013 £
Rendering of services		
- to parent company	2,184,869	2,283,050
- to group companies	5,370,540	4,503,608
	7,555,409	6,786,658

3 Operating profit

Included in the operating profit are the following amounts paid to the auditor	2014 £	2013 £
Audit of financial statements	10,000	12,350

4 Staff numbers and costs

The average number of employees (excluding directors) during the year was 22 (2012: 17)

	2014 No.	2013 No.
Number of employees		
Development	11	9
Finance	4	2
HR	1	2
Legal	3	2
Administration	3	2
	22	17

The aggregate payroll costs of these persons were as follows:

Wages and salaries	2,796,611	2,622,091
Social security costs	416,312	303,962
	3,212,923	2,926,053

Notes (continued)

5 Directors' remuneration	2014 £	2013 £
Directors' emoluments	868,232	694,022
	868,232	694,022

6 Finance income and expenses	2014 £	2013 £
Foreign exchange gain/(loss) on intercompany payable	(2,557,045)	946,497
	(2,557,045)	946,497

7 Taxation

Recognised in profit and loss	2014 £	2013 £
Current tax expense		
Current year charge	-	-
Prior year adjustment	(16,638)	8,728
Current tax charge	(16,638)	8,728
Deferred tax expense		
Current year charge	(646,012)	11,498
Prior year adjustment	673	(2,988)
Adjustment due to change in tax rate on opening deferred tax asset	43,965	-
Deferred tax charge	(601,374)	8,510
Total tax charge	(618,012)	17,238

Notes (continued)

7 Taxation (continued)

Reconciliation of total tax charge/(credit)	2014 £	2013 £
Profit for the year	(3,044,110)	1,870,388
Tax at the UK standard corporation tax rate of 21.49%(2012:23.25%)	(654,275)	434,865
Prior year adjustment	(15,965)	5,740
Expenses not taxable/expenses not deductible	18,644	28, 794
Expenses deductible for tax purposes	(10,381)	(11,553)
Reduction in tax rate	43,965	(1,908
Group Relief Claimed	-	(438,700)
Total tax charge/(credit)	(618,012)	17,238

Recognised in the balance sheet

Deferred tax (asset)/liability

	Tax losses £	Accelerated capital allowances £	Total £
Balance at 1 January 2013	-	10,010	10,010
Charge for the year	-	8,510	8,510
Balance at 31 December 2013	-	18,520	18,520
Charge for the year	(632,049)	30,675	(601,374)
Balance at 31 December 2014	(632,049)	49,195	(582,854)

The deferred tax asset is considered recoverable because the company is forecast to return to profitability in the coming years.

Notes (continued)

8 Property, plant and equipment & Intangible assets

	Intangible asset (Lease premium)	Intangible Total	Plant and equipment	Fixtures & fittings	PPE Total
	£	£	£	£	£
Cost					
Balance at 1 January 2014	1,001,054	**1,001,054**	530,020	297,728	**827,748**
Additions during the year	-	-	68,784	438,262	**507,046**
Disposals in the year	-	-	(12,669)		**(12,669)**
Balance at 31 December 2014	1,001,054	**1,001,054**	586,135	735,990	**1,322,125**
Depreciation					
Balance at 1 January 2014	(396,532)	**(396,532)**	(280,173)	(228,151)	**(508,324)**
Depreciation charge for the year	(76,514)	**(76,514)**	(147,970)	(29,546)	**(177,516)**
Disposals	-	-	12,450		**12,450**
Balance at 31 December 2014	(473,045)	**(473,045)**	(415,692)	(257,697)	**(673,389)**
Net book value					
At 31 December 2014	**528,009**	**528,009**	**170,443**	**478,293**	**648,736**
At 31 December 2013	**604,522**	**604,522**	**249,846**	**69,575**	**319,421**

	Intangible asset (Lease premium)	Intangible Total	Plant and equipment	Fixtures & fittings	PPE Total
	£	£	£	£	£
Cost					
Balance at 1 January 2013	1,001,054	**1,001,054**	342,175	297,728	**639,903**
Additions during the year	-	-	194,045		**194,045**
Disposals in the year	-	-	(6,201)	-	**(6,201)**
Balance at 31 December 2013	1,001,054	**1,001,054**	530,019	297,728	**827,747**
Depreciation					
Balance at 1 January 2013	(320,018)	**(320,018)**	(130,564)	(176,107)	**(306,671)**
Depreciation charge for the year	(76,514)	**(76,514)**	(154,961)	(52,046)	**(207,007)**
Disposals	-	-	5,352	-	**5,352**
Balance at 31 December 2013	(396,532)	**(396,532)**	(280,173)	(228,151)	**(508,324)**
Net book value					
At 31 December 2013	**604,522**	**604,522**	**249,846**	**69,575**	**319,421**
At 31 December 2012	**681,036**	**681,036**	**211,611**	**121,622**	**333,233**

Notes (continued)

The lease premium relates to the acquisition of a short term leasehold interest which ends on 4 February 2022 at the company's office premises of 77 Grosvenor Street, London. This premium is being amortised over the term of the lease.

9 Obligations under leasing agreements

The total of future minimum lease payments under non-cancellable operating leases for each of the following periods is set out below:

	2014	2013
	£	£
Obligations over leasing agreements:		
Not later than one year	1,478,260	1,478,260
Later than one year and not later than five years	5,913,040	5,913,040
Later than five years	3,016,667	4,494,927
	10,407,967	11,886,227

	2014	2013
	£	£
Rental expense in the year:		
Fifth, ground & lower ground floors	1,314,670	1,262,265
	1,314,670	1,262,265

10 Trade and other receivables

	2014	2013
	£	£
Refundable deposit	3,320,140	3,320,140
Other receivables	26,930	20,867
Prepayments	217,815	153,239
	3,564,885	3,494,246

11 Trade and other payables

	2014	2013
	£	£
Current		
Trade payables	742,761	122,781
VAT and salary taxes payable	501,480	480,016
Corporation Tax payable	8,129	8,128
Accrued expenses	1,949,718	1,797,531
Other payables	40	646,933
	3,202,128	3,055,389

Notes (continued)

12 Share capital

Allotted, called up and fully paid

	2014 £	2013 £
1 ordinary share of £1	1	1

13 Fair values of financial instruments

Trade and other receivables

The fair value of trade and other receivables is estimated as the present value of future cash flows, discounted at the market rate of interest at the balance sheet date if the effect is material.

Trade and other payables

The fair value of trade and other payables is estimated as the present value of future cash flows, discounted at the market rate of interest at the balance sheet date if the effect is material.

Cash and cash equivalents

The fair value of cash and cash equivalents is estimated as its carrying amount where the cash is repayable on demand. Where it is not repayable on demand then the fair value is estimated at the present value of future cash flows, discounted at the market rate of interest at the balance sheet date.

Market risk – foreign currency risk
The company's exposure to foreign currency risk arises from the intercompany transactions in Qatari Riyals. The total exposure at the balance sheet date is reflected as amounts due to parent company.

There is no material difference between the carrying value and fair value of any of the Company's financial instruments.

14. Related party transactions

The Company has a related party relationship with its parent company, group undertakings and its directors. Particulars of transactions, arrangement and agreements involving related parties are as follows:

Related party	Amount of transaction £	Balance at 31 December £	Details of transaction
2013			
Qatari Diar Real Estate Investment Company	2,283,050	18,096,171	Provision of market research advisory services
Qatari Diar Development (UK) Company	7,413,329	18,230,535	Provision of office sharing and administrative services to sister company
Qatari Diar Jersey Limited	70,000	20,000	Money lent to sister company
Qatari Diar Real Estate Investment Company	4,656,543	(36,541,357)	Funding from parent to cover operational costs

Qatari Diar Europe (Chancery) Sarl	18,722	18,722	Money lent to sister company
QD Europe Sarl	6,000	5,000	Money lent to sister company
Project Russet (Holdings Company)	10,000	-	Money lent to sister company

Related party	**Amount of transaction** £	**Balance at 31 December** £	**Details of transaction**
2014			
Qatari Diar Real Estate Investment Company	2,184,869	430,450	Provision of market research advisory services
Qatari Diar Development (UK) Company	5,052,332	728,588	Provision of office sharing and administrative services to sister company
Qatari Diar Real Estate Investment Company	(4,979)	(5,378,956)	Funding from parent to cover operational costs
Qatari Diar US Real Estate Company	200,138	200,138	Provision of services to sister company
Tasleem (UK) Limited	118,070	141,684	Provision of services to sister company
Project Blue Limited	-	468,407	Money lent to sister company
Qatari Diar Europe (Chancery) Sarl	-	25,268	Money lent to sister company
QD Europe Sarl	-	25,516	Money lent to sister company
Project Russet (Holdings Company)	-	23,806	Money lent to sister company
Project Blue Holdings Company	-	2,629	Money lent to sister company
Casinvest Company	-	1,032	Money lent to sister company
Comet	-	550	Money lent to sister company
QDHPIM	-	375	Money lent to sister company

All amounts are interest free.

Amounts paid to directors are disclosed in Note 5.

Notes (continued)

15 Settlement of inter-company flows and foreign exchange treatment

Since its incorporation in 2008, QD UK generated large inter-company flows with QDREIC and QDDC. As these were not settled, the balances in receivables and payables built up and the flows involving QDREIC generated large foreign exchange gains/losses. In the last quarter of the year, the Group implemented a plan to progressively reduce these balances by netting them against each other without exchanging cash. Appropriate counterparty approval was obtained for the right to offset these balances. This was completed at year end.

The Group took this opportunity to also redenominate the liability with QDREIC from QAR to GBP as of 1st January 2015 in an effort to avoid any future local foreign exchange gains/losses. In full consistency with what it does with all its other subsidiaries worldwide, QDREIC fully bears the foreign exchange risk.

16 Ultimate parent company and parent company of larger group

The company is a wholly owned subsidiary undertaking of Qatari Diar Real Estate Investment Company which is the ultimate parent company incorporated in Qatar.

The only group in which the results of the company are consolidated is Qatari Diar Real Estate Investment Company incorporated in Qatar. The consolidated financial statements of this group are not available to the public.