Minihow Limited

Filleted financial statements

Year ended 31 December 2017

Registered number UK: 03414645

Minihow Limited

Filleted financial statements

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Minihow Limited

Balance sheet
as at 31 December 2017

Registered Number: 03414645	*Note*	**2017 Stg£**	2016 Stg£
Fixed assets			
Investment property	6	**2,000,000**	2,000,000
Current assets			
Debtors	7	**325,333**	246,429
Cash at bank and in hand		**1,204**	51,023
		326,537	297,452
Creditors: amounts falling due within one year	8	**(719,576)**	(743,303)
Net current liabilities		**(393,039)**	(445,851)
Net assets		**1,606,961**	1,554,149
Capital and reserves			
Called up share capital	12	**2**	2
Profit and loss account		**1,606,959**	1,554,147
Shareholders' funds		**1,606,961**	1,554,149

The accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The profit and loss account, directors' report and auditor's report have not been delivered to the Registrar of Companies in accordance with the special provisions applicable to companies subject to the small companies regime.

These filleted financial statements were approved by the board of directors on 27/09 2018 and were signed on its behalf by:

Liam Cunningham
Director

Minihow Limited

Notes
forming part of the filleted financial statements

1 Accounting policies

Minihow Limited (the "Company") is a company limited by shares and incorporated and domiciled in the UK.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* ("FRS 102"). There have been no material departures from the standard. The presentation currency of these financial statements is Sterling.

The Company's ultimate holding undertaking, Wintergreen Holdings Limited includes the Company in its consolidated financial statements. The consolidated financial statements of Wintergreen Holdings Limited are prepared in accordance with FRS 102 and available on www.cro.ie. In these financial statements, the Company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Cash flow statements and related notes; and
- Key management personnel compensation

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 6.

Measurement basis

The financial statements are prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value: investment property, measured in accordance with the revaluation model.

Going concern

The balance sheet shows net current liabilities of £393,039 at 31 December 2017 *(2016: £445,851)*. The financial statements have been prepared on the going concern basis, which the directors believe appropriate, having considered the confirmation of support from its shareholders.

Foreign currency

Transactions in foreign currencies are translated to the Company's functional currency 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 the functional currency at the foreign exchange rate ruling at that date. 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 the functional currency at foreign exchange rates ruling at the dates the fair value was determined. Foreign exchange differences arising on translation are recognised in the statement of income and retained earnings.

Minihow Limited

Notes *(continued)*

1 Accounting policies *(continued)*

Basic financial instruments

Trade and other debtors/creditors
Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors.

Interest-bearing borrowings classified as basic financial instruments
Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

i. investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise; and

ii. no depreciation is provided in respect of investment properties applying the fair value model.

The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. If depreciation were to be provided it would be provided at a rate of 2% per annum on the revalued amount. If a reliable measure is not available without undue cost or effort for an item of investment property, this item is thereafter accounted for as tangible fixed assets in accordance with Section 17 until a reliable measure of fair value becomes available.

Investment property has been valued internally by the directors. The valuations which are supported by market evidence, are prepared considering the aggregate of the net annual rents receivable from properties and the associated costs. A yield which reflects the specific risks inherent in the net cash flows is then applied to the net annual rents to arrive at the property valuation. A yield of 5 - 6% has been applied for the Investment property. Any gain or loss arising from a change in fair value is recognised in profit or loss.

Impairment excluding investment properties and deferred tax assets

Financial assets (including trade and other debtors)
A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Notes *(continued)*

1 Accounting policies *(continued)*

Impairment excluding investment properties and deferred tax assets *(continued)*

Financial assets (including trade and other debtors) (continued)
An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in profit or loss. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Provisions

A provision is recognised in the balance sheet when the entity 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 recognised at the best estimate of the amount required to settle the obligation at the reporting date.

Turnover

Turnover represents rental income and excludes VAT. Rental income is recognised on a straight line basis over the term of the respective leases.

Expenses

Interest receivable and interest payable
Interest payable is recognised in profit or loss as it accrues, using the effective interest rate method. Dividend income is recognised in the profit and loss account on the date the Company's right to receive payments is established.

Taxation

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

Current tax is the expected tax payable or receivable on the taxable income or loss 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 timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; and differences relating to investments in subsidiaries, to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Notes *(continued)*

1 Accounting policies *(continued)*

***Taxation** (continued)*

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For investment property that is measured at fair value, deferred tax is provided at the rates and allowances applicable to the sale of the asset/property. Deferred tax balances are not discounted.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

2 Turnover

Turnover arises from the letting of investment property and from activities undertaken wholly within the United Kingdom.

3 Statutory and other information

	2017 Stg£	2016 Stg£
Operating profit is stated after charging:		
Directors' remuneration		
Fees	**-**	-

4 Interest payable and similar charges

	2017 Stg£	2016 Stg£
On bank loans, overdrafts and other loans wholly repayable within five years	**12,083**	12,116

5 Tax on profit on ordinary activities

	2017 Stg£	2016 Stg£
Current tax		
UK corporation tax on the profit for the year on ordinary activities	**11,607**	18,828
Deferred tax		
Origination and reversal of timing differences	**(4,670)**	63,765
Impact of change in tax rates	**546**	(31,369)
Total deferred tax	**4,124**	32,396
Tax on profit on ordinary activities	**7,483**	51,224

Factors affecting current tax charge for year

	2017 Stg£	2016 Stg£
Current tax reconciliation		
Profit on ordinary activities after tax	**52,812**	376,249
Tax on profit on ordinary activities	**7,483**	51,224
Profit on ordinary activities before tax	**60,295**	427,473
Current tax at 19.25% *(2016: 20%)*	**11,607**	85,495
Effects of:		
Non-taxable income	**-**	(66,667)
Deferred tax on investment property	**(4,670)**	63,765
Impact of change in tax rates	**546**	(31,369)
	7,483	51,224

6 Investments

	2017 Stg£	2016 Stg£
Investment property		
Valuation at beginning of the year	**2,000,000**	1,666,667
Gain on revaluation	**-**	333,333
Valuation at end of the year	**2,000,000**	2,000,000

The Company holds an investment property at Argyll Road, Kensington High Street, London. This property has been valued internally by the directors, using assumptions in relation to rental income (based on current and projected rent and occupancy levels) and using a yield of 5.6% (based on the nature and location of the property) and have determined that the fair value equals the carrying value *(2016: gain on revaluation of €333,333)*. The assumptions and yield used in valuing the property are supported by market evidence, and the directors are confident the value of the investment property is accurately reflected above. Gains on revaluation are shown as a separate item in the statement of income and retained earnings.

Notes *(continued)*

7 Debtors

	2017 Stg£	2016 Stg£
Amounts falling due within one year		
Other debtors	**61,364**	64,402
Prepayments and accrued income	**557**	609
Amounts due from group companies	**263,412**	181,418
	325,333	246,429

8 Creditors: amounts falling due within one year

	2017 Stg£	2016 Stg£
Other creditors including tax and social welfare	**31,688**	38,898
Accruals	**14,287**	17,171
Deferred income	**25,750**	18,109
Deferred tax (note 9)	**235,416**	239,541
Shareholder's loan	**412,434**	418,706
Amounts owed to group companies	**-**	10,878
	719,576	743,303
Tax and social welfare included in other creditors:		
Corporation tax	**11,607**	18,828

9 Deferred tax assets and liabilities

	Liability 2017 Stg£	Liability 2016 Stg£
Deferred tax on investment property	**235,416**	239,541

10 Interest-bearing loans and borrowings

This note provides information about the contractual terms of the Company's interest-bearing loans and borrowings which are measured at amortised cost.

	2017 €	2016 €
Creditors: amounts falling due in less than a year		
Shareholder's loan	**402,774**	402,774

Terms and debt repayment schedule

Lender	Currency	Nominal Interest rate	Year of maturity	Repayment schedule	2017 €	2016 €
Patrick McKillen	£	3%	Repayable on demand	At maturity	**402,774**	402,774

11 Operating leases

Leases as lessor
The Investment properties are let under operating leases. The future minimum lease payments receivable under non-cancellable leases are as follows:

	2017 Stg£	2016 Stg£
Less than one year	**111,700**	117,500
Between one and five years	**343,975**	476,667
More than five years	**181,500**	186,667
	637,175	780,834

12 Called up share capital

	2017 Stg£	2016 Stg£
Authorised		
1,000 ordinary shares of Stg£1 each	**1,000**	1,000
Allotted, called up and fully paid		
2 ordinary shares of Stg£1 each	**2**	2

13 Related party transactions

The Company has taken advantage of the exemption granted under FRS 102 from disclosing transactions with wholly owned group companies.

14 Controlling party

The Company's immediate parent is Hume Street Management Consultancy Limited, a company incorporated in the Republic of Ireland. The Company is ultimately controlled by Mr Patrick McKillen.

15 Audit report

On 27 September 2018, KPMG reported, as statutory auditors of Minihow Limited, to the members of the company on the financial statements for the year ended 31 December 2017 and the report was unqualified. The audit report was signed by Cathy Byrne (Senior Statutory Auditor) for and on behalf of KPMG, Chartered Accountants, Statutory Audit Firm.