

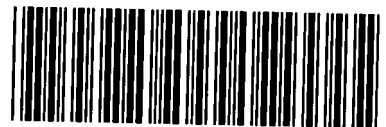
Claridge's Hotel Limited

Reports and financial statements

For the year ended 31 December 2017

Registered number: 29022

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Claridge's Hotel Limited

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Claridge's Hotel Limited

Directors and other information

Board of Directors

Fady Bakhos
Liam Cunningham

Registered office

41-43 Brook Street
Mayfair
London
W1K 4HJ

Auditor

Ernst & Young LLP
1 More London Place
London
SE1 2AF

Bankers

Barclays Bank
1 Churchill Place
London
E14 5HP

Allied Irish Bank (GB)
City Office
9-10 Angel Court
London
EC2R 7AB

Solicitors

MacFarlanes LLP
10 Norwich Street
London
EC4A 1BD

Registered number

29022

Claridge's Hotel Limited

Strategic report

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

Principal activity

The main activity of Claridge's Hotel Limited ('the Company') continues to be the ownership and operation of Claridge's Hotel, London, a five star hotel in the United Kingdom.

Change of ownership

On 12 December 2017, the Company's intermediate parent company Coroin Limited was sold and as a result the Company's ultimate parent company ownership changed. This has no impact on the underlying trade of the business.

Business review

The Company achieved a turnover of £69.3 million (2016: £69.0 million) in the year ended 31 December 2017 which is an increase of 0.4% (2016: 0.5%) on the previous year.

The Company produced an operating profit of £18.7 million in the year to 31 December 2017 (2016: £20.8 million profit).

The key performance indicators for the company are highlighted in the below table:

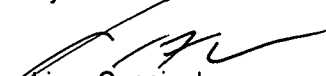
	2017	2016
REVPAR growth %	5.0	3.9
Gross profit %	68.1	68.7
Operating profit %	27.0	30.1

During the year the Company continued with the enabling/structural phase of the works related to planned basement and vertical extension of the hotel. These had minimal impact on the operation of the hotel at this stage. The Company spent £22.6 million (2016: £11.4 million) on these works during the year.

Principal risks and uncertainties

The hotel industry's performance is closely aligned to the general economic environment. Therefore, a key risk facing the company is adverse economic conditions. The Company recognises the potentially adverse impact of The United Kingdom leaving the European Union and the continued pressure of the increase in the supply of luxury accommodation in London, however management believes it has the team, strategies and initiatives in place to defend and build on its position effectively. Claridge's Hotel Limited has an effective revenue strategy charging its customers rates that vary depending on levels of demand. This reduces, though does not eliminate, the financial impact arising from such adverse conditions.

By order of the board and signed on its behalf by


Liam Cunningham
Director

27 September 2018

Claridge's Hotel Limited

Directors' report

The directors present their report for the year ended 31 December 2017.

Dividends

The dividends paid during the year amounted to £197.6 million (2016: £Nil).

Directors and their interests

The directors who held office during the year were as follows:

Liam Cunningham
Fady Bakhos

Directors' liabilities

The Company has granted an indemnity to one or more of its directors against liability in respect of proceedings brought by third parties, subject to the conditions set out in the Companies Act 2006. Such qualifying third party indemnity provision remains in force as at the date of approving the Directors' report.

Future developments

The company commenced the fee and enabling works stage of the planned extension of the basement of the hotel in 2016. These are expected to continue through 2018.

Disabled employees

The Company gives full consideration to applications for employment from disabled persons where the candidate's particular aptitudes and abilities are consistent with adequately meeting the requirements of the job. Opportunities are available to disabled employees for training, career development and promotion.

Where existing employees become disabled, it is the Company's policy to provide continuing employment wherever practicable in the same or an alternative position and to provide appropriate training to achieve this aim.

Employee involvement

The Company operates a framework for employee information and consultation which complies with the requirements of the Information and Consultation of Employees Regulations 2005. During the year, the policy of providing employees with information, including information relating to the economic and financial factors affecting the performance of the company, has been continued through the staff quarterly meetings.. Regular meetings are held between local management and employees to allow a free flow of information and ideas.

Employees participate directly in the success of the business through the Company's various incentive schemes.

Claridge's Hotel Limited

Directors' report (*continued*)

Political donations

The company made no political contributions during the year (2016: £Nil).

Going Concern

The Company's business activities, together with the factors likely to affect its future development, is described in the Strategic Report on page 2.

The group headed by Regis Investments S.A. has considerable financial resources and has provided a letter of financial support to Coroin Limited and its subsidiaries. As a consequence, the directors believe that the Group and the company are well placed to manage their business risks successfully and meet their liabilities as they fall due.

After making enquiries, and taking into account the support of Regis Investments S.A., the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

Disclosure of information to auditors

The directors who were members of the board at the time of approving the directors' report are listed on page 3. Having made enquiries of fellow directors and of the Company's auditors, each of these directors confirms that:

- to the best of each director's knowledge and belief, there is no information (that is, information needed by the Company's auditors in connection with preparing their report) of which the Company's auditors are unaware; and
- each director has taken all the steps a director might reasonably be expected to have taken to be aware of relevant audit information and to establish that the company's auditors are aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be re-appointed and Ernst & Young LLP will therefore continue in office.

Approved by the Board of Directors ('the Board') and signed on behalf of the Board



Liam Cunningham
Director

27 September 2018

Claridge's Hotel Limited

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic report, the 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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice) including FRS 101 *Reduced Disclosure Framework*.

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 year. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.

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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

On behalf of the Board



Liam Cunningham
Director

27 September 2018

Independent auditor's report to the members of Claridge's Hotel Limited

Opinion

We have audited the financial statements of Claridge's Hotel Limited for the year ended 31 December 2017 which comprise the Statement of Comprehensive Income, the Balance sheet, the Statement of Changes in Equity and the related notes 1 to 19, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

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

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

Independent auditor's report to the members of Claridge's Hotel Limited (continued)

Other information (continued)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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 Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or Directors' Report.

We have nothing to report in respect of the following matters in relation to which 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 5, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the members of Claridge's Hotel Limited (continued)

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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.



Rebecca Turner (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
1 More London Place
London
SE1 2AF

28 September 2018

Claridge's Hotel Limited

Registered number: 29022

Statement of comprehensive income

for the year ended 31 December 2017

	Note	2017 £'000	2016 £'000
Turnover	3	69,277	69,042
Cost of sales		(22,117)	(21,583)
		<hr/>	<hr/>
Gross profit		47,160	47,459
Administrative expenses		(28,476)	(26,706)
		<hr/>	<hr/>
Profit on ordinary activities before taxation	5	18,684	20,753
Tax credit on profit on ordinary activities	6	(140)	1,482
		<hr/>	<hr/>
Profit for the financial year		18,544	22,235
		<hr/> <hr/>	<hr/> <hr/>

The Company had no other comprehensive income in the financial year or in the preceding financial year other than those dealt with in the profit and loss account. All activities in the current year and preceding periods are derived from continuing operations.

Claridge's Hotel Limited

Registered number: 29022

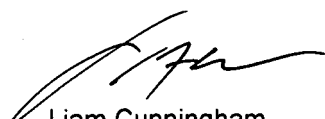
Balance sheet

as at 31 December 2017

	Note	2017 £'000	2016 £'000
Fixed assets			
Tangible assets	7	256,535	229,133
Investments	8	150	150
		<hr/>	<hr/>
		256,685	229,283
Current assets			
Stocks	9	2,071	1,581
Debtors	10	7,184	209,025
Cash at bank and in hand		5,353	3,843
		<hr/>	<hr/>
		14,608	214,449
Creditors: amounts falling due within one year	11	(21,755)	(15,279)
		<hr/>	<hr/>
Net current (liabilities)/assets		(7,147)	199,170
		<hr/>	<hr/>
Total assets		249,538	428,453
Provisions for liabilities			
Deferred taxation	12	(20,157)	(20,017)
		<hr/>	<hr/>
Net assets		229,381	408,436
		<hr/> <hr/>	<hr/> <hr/>
Capital and reserves			
Called up share capital	13	2,862	2,862
Share premium account		3,128	3,128
Revaluation reserve		137,423	137,423
Other reserves		24,611	24,611
Profit and loss account		61,357	240,412
		<hr/>	<hr/>
Total shareholders' funds		229,381	408,436
		<hr/> <hr/>	<hr/> <hr/>

These financial statements were approved by the Board of Directors on 27 September 2018.

Signed on behalf of the Board of Directors


Liam Cunningham
Director

Claridge's Hotel Limited

Registered number: 29022

Statement of changes in equity for the year ended 31 December 2017

	Share capital £'000	Share premium £'000	Revaluation reserve £'000	Other reserve £'000	Retained earnings £'000	Total £'000
At 1 January 2016	2,862	3,128	137,423	24,611	218,177	386,201
Profit for the financial year	-	-	-	-	22,235	22,235
Other comprehensive income	-	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2016	2,862	3,128	137,423	24,611	240,412	408,436
Profit for the financial year	-	-	-	-	18,544	18,544
Other comprehensive income	-	-	-	-	-	-
Dividend	-	-	-	-	(197,599)	(197,599)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 December 2017	2,862	3,128	137,423	24,611	61,357	229,381

The accompanying notes form an integral part of the financial statements.

The Share premium reserve relates to the excess paid by the shareholders to the Company above the nominal value of share capital.

The Revaluation Reserve relates to revaluation surplus on freehold property as a result of company acquisition and restructuring by the previous owners, Blackstone Hotel Acquisitions Company Unltd in 1998.

The Other reserve relates to the shareholder capital contribution made in 1998.

Claridge's Hotel Limited

Registered number: 29022

Statement of changes in equity (continued) for the year ended 31 December 2017

The reserve for Retained earnings relates accumulated profits/(losses) of the Company less any distributions to shareholders. In 2017 the Company made a distribution to its intermediate parent company Claridge's Hotel Holdings Limited with consideration transferred by way of assignment of intercompany debt due from another sister company to its parent.

Dividends paid

	2017 £'000	2016 £'000
Declared and paid during the year		
Final dividend for 2017: 690p (2016: £nil)	197,599	-
	<hr/> <hr/>	<hr/> <hr/>

Claridge's Hotel Limited

Notes

to the financial statements

1 Statement of compliance

Claridge's Hotel Limited is a company incorporated and domiciled in the England and Wales. The company's registered office is 41-43 Brook Street, Mayfair, London, W1K 4HJ.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101").

These financial statements are presented in sterling, being the functional currency of the company. All financial information presented in sterling has been rounded to the nearest thousand, except where otherwise stated.

2 Significant accounting policies

Basis of preparation

In preparing these financial statements, the company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the European Union ("EU IFRS"), but makes amendments where necessary in order to comply with the Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

In these financial statements, the company has adopted certain disclosure exemptions available under FRS 101. These include:

- a cash flow statement and related notes;
- disclosures in respect of the compensation of key management personnel;
- disclosures in respect of transactions with wholly owned subsidiaries;
- disclosures in respect of capital management;
- certain comparative information; and
- the effects of new but not yet effective IFRSs.

The Company has taken advantage of the exemption under s400 of the Companies Act 2006 not to prepare group accounts as it is a wholly owned subsidiary of Coroin Limited. The results of the Company are included in the publicly available consolidated financial statements of Coroin Limited.

As the consolidated financial statements of Coroin Limited include the equivalent disclosures, the company has also taken the exemption under FRS 101 available in respect of the following:

- Certain disclosures required by IFRS 13 *Fair Value Measurement* and the disclosures required by IFRS 7 *Financial Instrument Disclosures*; and
- Certain disclosures required by IAS 36 *Impairment of Assets*.

Claridge's Hotel Limited

Notes *(continued)*

2 Significant accounting policies *(continued)*

Basis of measurement

The financial statements have been prepared on the historical cost basis.

Foreign currency

Transactions in foreign currencies are translated to the functional currency of the company at exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated to the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated to the functional currency at the exchange rate when the fair value was determined. Foreign currency differences are generally recognised in profit or loss. Non-monetary items that are measured based on historical cost in a foreign currency are not translated.

Use of estimates and judgements

In preparing these financial statements management has made judgements, estimates and assumptions that affect application of the company accounting policies and the reported amounts of assets, liabilities, income and expenses. Such estimates and judgements are based on historical experience and other factors, including expectation of future events that are believed to be reasonable. Actual outcomes may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively. The key accounting judgements and sources of estimation uncertainty affecting these financial statements are:

- Carrying value of tangible fixed assets – note 7

Estimates to underlying assumptions are reviewed on an on going basis. Revisions to estimates are recognised prospectively.

Going Concern

The Company's business activities, together with the factors likely to affect its future development, its financial position, is described in the Strategic Report on page 2.

The group headed by Regis Investments S.A. has considerable financial resources and has provided a letter of financial support to Coroin Limited and its subsidiaries. As a consequence, the directors believe that the Group and the company are well placed to manage their business risks successfully and meet their liabilities as they fall due.

After making enquiries, and taking into account the support of Regis Investments S.A., the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, value added tax and other sales taxes.

Claridge's Hotel Limited

Notes *(continued)*

2 Significant accounting policies *(continued)*

Revenue recognition *(continued)*

Revenue is recognised for hotel, restaurant and ancillary services as those services are provided.

Taxation

The income tax expense comprises current and deferred tax. It is recognised in the income statement except to the extent that it relates to items recognised in OCI or directly in equity, in which case it is recognised in OCI or directly in equity.

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

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: those differences arising from the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit, and differences relating to investments in subsidiaries to the extent that the Company is able to control the timing of reversal and it is probable that they will not reverse in the foreseeable future.

A deferred tax asset is recognised to the extent that it is probable future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

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.

Operating lease payments

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

Claridge's Hotel Limited

Notes (continued)

2 Significant accounting policies (continued)

Pension

Defined contribution plans

Obligations for contributions to defined contribution plans are expensed as the related service is provided. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

Defined benefit plans

The Company is a participating employer in group defined benefit schemes operated by providing benefits based on final pensionable salary. The assets of the scheme are held separately from those of the Company. The Company is unable to identify its share of the underlying assets and liabilities of the schemes on a consistent and reasonable basis and therefore, as required by (IAS19 'Employee benefits'), accounts for the schemes as if they were defined contribution schemes. As a result the amount charged to profit or loss account represents the contributions payable to the schemes in respect of the accounting year.

Stocks

Stocks of finished goods are measured at the lower of cost and net realisable value.

Non-derivative financial instruments

Loans and receivables

These assets are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at amortised cost using the effective interest method.

Non-derivative financial liabilities

Non-derivative financial liabilities are initially recognised at fair value less any directly attributable transaction costs. Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method.

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity, net of any tax effects.

Ordinary dividends are recognised in the period in which they are paid to shareholders.

Tangible fixed assets

Recognition and measurement

Items of tangible fixed assets are measured at cost less accumulated depreciation and impairment.

If significant parts of an item of tangible fixed assets have different useful lives, then they are accounted for as separate items (major components) of tangible fixed assets.

Any gain or loss on disposal of an item of tangible fixed assets is recognised in profit or loss.

Claridge's Hotel Limited

Notes (continued)

2 Significant accounting policies (continued)

Depreciation

Depreciation has not been charged on the freehold and leasehold properties held by the Company as the residual values of those properties exceeds the carrying values.

As a result, on an annual basis the Company estimates the recoverable amount of its hotel properties based on the higher of their net realisable values or the present values of future cash flows expected to result from their use. Where the recoverable amount is less than the carrying amount of the hotel properties the Company recognises an impairment loss in the profit and loss account.

Other fixed assets are stated at cost less accumulated depreciation.

Depreciation of other tangible assets is provided on a straight-line basis over the following useful lives:

Fixtures, fittings, plant and machinery	between 2 and 20 years
Structural improvements	25 years

Assets under the course of construction are not depreciated until brought into use.

Investments

Investments in subsidiaries are held at historical cost less any applicable provision for impairment.

Impairment

At each reporting date, the Company reviews the carrying amounts of its non-financial assets to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its recoverable amount.

Impairment losses are recognised in profit or loss. An impairment loss is reversed, only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

Claridge's Hotel Limited

Notes (continued)

2 Significant accounting policies (continued)

Standards issued but not yet effective

The standards and interpretations that are issued, but not yet effective, up to the date of the issuance of the financial statements and that may impact the financial statements are disclosed below. The group intends to adopt these standards, if applicable, when they become effective.

		Effective for periods commencing on or after
IFRS 9	Financial Instruments	1 January 2018
IFRS 15	Revenue from contracts	1 January 2018
IFRS 16	Leases	1 January 2019

The directors are currently considering the impact on the financial statements in the period of initial application. The impact of IFRS 9 and IFRS 15 is not expected to be material.

3 Turnover	2017 £'000	2016 £'000
Hotel, restaurant and ancillary business receipts	69,202	68,901
Gain on foreign exchange	75	141
	<u> </u>	<u> </u>

In the prior year signed financial statements the gain on foreign exchange was disclosed as £6,000. Certain elements of the gain were excluded from this balance in error and therefore the comparative balance has been re-presented as £141,000. This has no impact on the income statement or balance sheet and is a disclosure item only.

All turnover arises in the United Kingdom.

4 Staff numbers and costs

The average number of persons employed by the company (including directors) during the year, analysed by category, was as follows:

	2017 No.	2016 No.
Hotel and administration	535	532
	<u> </u>	<u> </u>

The aggregate payroll costs of these persons were as follow:

	2017 £'000	2016 £'000
Wages and salaries	14,003	13,289
Social security costs	954	988
Other pension costs	491	460
	<u> </u>	<u> </u>
	15,448	14,737
	<u> </u>	<u> </u>

Claridge's Hotel Limited

Notes (continued)

4 Staff numbers and costs (continued)

One of directors is remunerated by third party management company Hume Street Management Consultants Limited which charged fees of £5,000,000 (2016: £5,000,000) to the Company's parent company Coroin Limited during the year ended 31 December 2017 for services provided to this company and others within the group as set out in the Coroin Limited financial statements. One of the directors is remunerated by third party management company Al Mirqab Holding Co. which is paid €2,000,000 (2016: €2,000,000) by Constellation Hotel Holdings Ltd S.C.A. an intermediate parent holding company registered in Luxembourg. The directors do not believe that it is practicable to apportion these amounts between their services as directors of the company and their services as directors of the holding and fellow subsidiary companies.

5 Statutory information	2017 £'000	2016 £'000
Operating profit is stated after charging:		
Operating leases – minimum lease payments	52	90
Depreciation – owned assets	3,170	3,308
Cost of stocks recognised as an expense	6,424	6,614

In the prior year signed financial statements the cost of stocks recognised as an expense was disclosed as £2,530,000. Certain costs were excluded from this balance in error and therefore the comparative balance has been re-presented as £6,614,000. This has no impact on the income statement or balance sheet and is a disclosure item only.

Auditor's remuneration	2017 £'000	2016 £'000
Audit of these financial statements	35	26
Amounts receivable by the auditors and their associates in respect of:		
Other services relating to taxation	25	18

Claridge's Hotel Limited

Notes (continued)

6 Income taxes

(a) Amounts recognised in profit or loss

	2017 £'000	2016 £'000
Current tax		
UK corporation tax	-	-
	<hr/>	<hr/>
Adjustment in respect of prior years	-	-
	<hr/>	<hr/>
Total current tax	-	-
	<hr/>	<hr/>
Deferred tax		
Impact of change in tax rates	(11)	(1,190)
Origination and reversal of temporary differences	96	130
Adjustments in respect of prior periods	55	(422)
	<hr/>	<hr/>
Total deferred tax credit	140	(1,482)
	<hr/>	<hr/>
Total tax (credit) in the income statement	140	(1,482)
	<hr/> <hr/>	<hr/> <hr/>
Reconciliation of tax credit	31 December 2017 £'000	31 December 2016 £'000
Profit on ordinary activities before tax	18,684	20,753
	<hr/>	<hr/>
Profit on ordinary activities before tax at the standard corporation tax rate in the UK of 19.25% (2016: 20.00%)	3,596	4,151
Group relief received not paid for	(4,437)	(5,310)
Expenses not deductible for tax purposes	151	70
Transfer pricing adjustments	1,190	1,613
Impact of change in tax rates	(11)	(1,190)
Unrealised property gains	(399)	(394)
Adjustments to tax charge in respect of previous periods	55	(422)
Other	(5)	-
	<hr/>	<hr/>
Total tax credit	(140)	(1,482)
	<hr/> <hr/>	<hr/> <hr/>

Factors which may affect future tax charges

Reductions in the UK corporation tax rate to 19% (effective from 1 April 2017) and to 17% (effective 1 April 2020) were substantively enacted on 26 October 2015 and 6 September 2016 respectively. This will reduce the company's future tax charge accordingly.

Claridge's Hotel Limited

Notes (continued)

7 Tangible fixed assets	Freehold land and buildings £'000	Structural improvements £'000	Assets Under the course of construction £'000	Fixtures, fittings, tools and equipment £'000	Total £'000
Cost or valuation					
At 31 December 2016	187,264	7,664	16,446	56,307	267,681
Additions	-	-	30,572	-	30,571
Reclassification		511	(2,027)	1,516	-
At 31 December 2017	187,264	8,175	44,991	57,823	298,253
Accumulated depreciation					
At 31 December 2016	-	1,068	-	37,480	38,548
Charge for the year	-	307	-	2,863	3,170
At 31 December 2017	-	1,375	-	40,343	41,718
Net book value					
At 31 December 2017	187,264	6,800	44,991	17,480	256,535
At 31 December 2016	187,264	6,596	16,446	18,827	229,133

QIB (UK) plc holds a first fixed charge over all property, buildings, fixtures, fittings and fixed plant and machinery at the Claridge's Hotel and a floating charge over all of the Company's assets in respect of the amounts owed by Claridge's Hotel Holdings Limited at the period end of £384.7 million (2016: £788.6 million owed by MHG Senior Borrower Limited, intermediate parent company).

In accordance with the Company's accounting policies, the directors undertake an annual review of the carrying value of all other property, plant and equipment to determine whether there is any indication of impairment. An impairment test was performed at 31 December 2017 by comparing the carrying amount of these assets to their recoverable amounts.

The recoverable amount is determined as the higher of value in use and fair value less costs of disposal. In determining an asset's recoverable amount the directors are required to make judgements, estimates and assumptions that impact on the carrying value of the properties. The estimates and assumptions used are based on historical experience and other factors that are believed to be reasonable based on information available. At 31 December 2017, the fair value, and hence the recoverable amount were deemed to be significantly higher than the carrying amount. The directors conclude that the carrying value of property, plant and equipment is not impaired at 31 December 2017.

The estimated fair values of the long lease and freehold land and buildings would increase (decrease) if:

- the discount rate was higher (lower);
- the trading performance of the hotels improved (declined); or
- market yields increased (decreased)

Claridge's Hotel Limited

Notes (continued)

8 Investments	2017	2016
	£'000	£'000
At cost and net book value		
At beginning and end of the financial year	150	150

The subsidiary undertakings are as follows:

Subsidiary undertaking	Country of incorporation	Activity	Shareholding
A Goody Rewarded Limited	Great Britain	Dormant company	100%
Claridge's Hotel (42000) Limited	Great Britain	Dormant company	100%
Bluedraft Limited	Great Britain	Dormant company	100%

The registered address for each subsidiary is the same as that of the Company.

9 Stocks	2017	2016
	£'000	£'000
Raw materials and consumables	2,071	1,581

The replacement cost of stocks did not differ significantly from the amounts shown above.

10 Debtors	2017	2016
	£'000	£'000
Trade debtors	5,718	5,999
Other debtors	263	74
Amounts owed by group companies	-	202,092
Amounts owed by related parties	245	-
Prepayments and accrued income	958	860
	7,184	209,025

All amounts are due within one year.

Claridge's Hotel Limited

Notes (continued)

	2017	2016
	£'000	£'000
11 Creditors: amounts falling due within one year		
Trade creditors	5,042	2,593
Amounts owed to group companies	-	930
Amounts owed to subsidiary undertakings	150	150
Amounts owed to intermediate parent undertaking	4,000	4,000
Amounts owed to related parties	4,009	-
Other taxes and social security	2,996	3,279
Other creditors	348	337
Accruals and deferred income	5,210	3,990
	<u>21,755</u>	<u>15,279</u>

12 Deferred tax assets and liabilities

Recognised deferred tax assets and liabilities

	2017	2016
	£'000	£'000
At 1 January	20,017	21,499
Credited to profit and loss account	140	(1,482)
	<u>20,157</u>	<u>20,017</u>
Net deferred tax liability as at 31 December	20,157	20,017

Deferred tax assets and liabilities are attributable to the following:

	Assets 2017 £'000	Assets 2016 £'000	Liabilities 2017 £'000	Liabilities 2016 £'000	Net 2017 £'000	Net 2016 £'000
Depreciation in advance of capital allowances	(369)	(917)	-	-	(369)	(917)
Capital gains on properties	-	-	20,626	20,979	20,626	20,979
Other temporary differences	(100)	(45)	-	-	(100)	(45)
	<u>(469)</u>	<u>(962)</u>	<u>20,626</u>	<u>20,979</u>	<u>20,157</u>	<u>20,017</u>
Net deferred tax (assets)/liabilities	(469)	(962)	20,626	20,979	20,157	20,017

Claridge's Hotel Limited

Notes (continued)

	2017	2016
	£'000	£'000
13 Called up share capital		
<i>Authorised</i>		
50,000,000 ordinary shares of 10p each	5,000	5,000
	<u>5,000</u>	<u>5,000</u>
<i>Called up, allotted and fully paid</i>		
28,615,873 ordinary shares of 10p each	2,862	2,862
	<u>2,862</u>	<u>2,862</u>
14 Capital commitments	2017	2016
	£'000	£'000
Capital commitments (land and buildings):		
Contracted but not provided for in the accounts	181	813
	<u>181</u>	<u>813</u>
15 Operating leases		
Non-cancellable operating lease rentals are payable as follows:		
	2017	2016
	£'000	£'000
Less than one year	52	49
Between one and five years	44	109
More than five years	-	-
	<u>96</u>	<u>158</u>
	<u>96</u>	<u>158</u>

In the prior year signed financial statements the non-cancellable operating lease rentals payable was disclosed as £333,000. Certain elements of the projected expense were included in this balance in error and therefore the comparative balance has been re-presented as £158,000. This has no impact on the income statement or balance sheet and is a disclosure item only.

During the year £52,000 was recognised as an expense in the profit and loss account in respect of operating leases (2016: £49,000).

In the prior year signed financial statements the non-cancellable operating lease rentals expense in the year was disclosed as £90,000. Certain elements of the expense were included in this balance in error and therefore the comparative balance has been re-presented as £49,000. This has no impact on the income statement or balance sheet and is a disclosure item only.

Claridge's Hotel Limited

Notes (continued)

16 Pensions and similar obligations

Claridge's Hotel Limited is a participating employer in two pension schemes:

- The Maybourne Hotels Group Pension and Life Insurance Scheme, a defined benefit scheme, which has two sections – the Staff and Senior Staff sections, was closed to new entrants with effect from 1 August 2006.
- The Maybourne Stakeholder Scheme, a defined contribution scheme, was introduced on 1 August 2006 and is open to all staff if they meet the eligibility criteria. Pensions for 31 employees (2016: 33 employees) are funded through this scheme. The defined contribution pension cost for the year amounted to £105,712 (2016: £76,792). To comply with the law, the Company auto-enrolled all employees who are not members of any pension scheme from 1 April 2014 – autoenrolment stakeholder pension scheme. 351 employees were auto-enrolled in 2016 (2016: 371 employees) with a cost for the year of £148,655 (2016: £141,271). The Company actively encourages staff to join the scheme as it believes that it is an important element of the remuneration package.

As set out in the strategic report, on 12 December 2017 Maybourne Hotels Limited, The Berkeley Hotel Limited, The Connaught Hotel Limited ("the Selene Employers") were transferred and ceased to be wholly owned subsidiaries of the same ultimate parent of Claridge's Hotel Limited ("the Transaction"). Up until the date of the transaction the Selene Employers were participating employers in the The Maybourne Hotels Group Pension and Life Insurance Scheme ("the Scheme") in respect of some of their employees. Claridge's Hotel Limited was the principal employer under the Scheme rules.

As a consequence of the Selene Employers not having a common ultimate parent with Claridge's Hotel Limited following the Transaction, the continued participation in the Scheme by the Selene Employers required agreement with the trustees of the Scheme ("the Trustees") and Claridge's Hotel Limited. Interim agreement with respect to continued participation by the Selene Employers until 12 December 2018 has been agreed and agreement on permanent participation is expected to be agreed with the Trustees before 12 December 2018. The Company has been advised by Macfarlanes LLP, the Company's legal advisor, that as a result of continued participation in the Scheme by the Selene Employers on an interim basis any statutory debts under section 75 of the Pensions Act 1995 arising from the Transaction have been cancelled and the Company, having received advice, is satisfied that agreement on permanent participation is expected to be agreed with the Trustees before 12 December 2018 and that no further section 75 debts are expected to arise during the next twelve months. Should agreement for permanent participation in the scheme not be reached with the Trustees by 12 December 2018 then liabilities could be triggered including section 75 liabilities however the directors consider the likelihood of this to be remote.

It has been agreed that obligations in respect of the Scheme shall be allocated between Coroin Limited and Claridge's Limited ("the Coroin Employers") on the one hand and the Selene Employers on the other hand in the ratio 49.5% to 50.5%. It has also been agreed that future service contributions shall be payable by each of the Employers as a percentage of the pensionable salaries of their respective employees who are members of the Scheme.

Management intend for the Scheme to be operated in this fashion with additional payment obligations above future service contributions being met initially by Coroin Limited on behalf of the Coroin Employers and by The Berkeley Hotel Limited on behalf of the Selene Employers. Accordingly, Coroin Limited recognises 49.5% of the Scheme net pension obligation in its balance sheet and 50.5% of the Scheme net pension obligation (along with the associated deferred tax) has been transferred through equity to the balance sheet of The Berkeley Hotel Limited, the Company's sister company and the principal employer for the Selene employers.

Claridge's Hotel Limited

Notes (continued)

16 Pensions and similar obligations (continued)

The defined benefit liability for the Coroin employers is disclosed fully in the consolidated accounts of Coroin Limited. The directors are unable to identify the Company's share of the scheme assets and liabilities as:

- Most scheme members have worked for more than one company within the Group. The Group structure has also changed materially over time due to restructurings, acquisitions and disposals. It is therefore not appropriate to allocate assets and liabilities between the participating companies.
- For funding purposes, the employers within the Group share actuarial risks. The determination of cash contributions does not separately identify assets and liabilities for individual participating companies and all employers pay the same contribution rate in respect of accruing benefits. Contributions in respect of the past service deficit are paid separately by another group company.

As a result it is accounted for as a defined contribution scheme. The scheme is currently in deficit and the overall Group contributions have been capped at £332,282 a month (2016: £324,178 a month). At 31 December 2017 this deficit, calculated in accordance with IAS 19, amounted to £4.2 million (31 December 2016: deficit of £4.7 million), split between Coroin Limited £2.1m and The Berkeley Hotel Limited £2.1m. Full details of the scheme are disclosed in the accounts of Coroin Limited and The Berkeley Hotel Limited.

17 Related party disclosures

The company is exempt under the provisions of IAS 24 Related Party Disclosures from disclosing related party transactions entered into between two or more 100% owned members of a group.

At 31 December 2017, an amount of £167,000 remains due from Hume Street Management Consultants Limited, the Company's management company in relation to services rendered to them during the year. This is a related party by way of common directors.

Claridge's Hotel Limited until 12 December 2017 formed part of the same group with The Berkeley Hotel Limited, The Connaught Hotel Limited and Maybourne Hotels Limited. These entities are now related parties by way of common directors.

Related party	Nature of relationship	Opening balance 31/12/2016	Sales	Payments	Disposal	Closing balance 31/12/2017
Asset/(liability)		£'000	£'000	£'000	£'000	£'000
Hume Street Management Consultants	Common director	48	155	(36)		167
The Berkeley Hotel Limited	Common director	-			47	47
The Connaught Hotel Limited	Common director	-			35	35
Maybourne Hotels Limited	Common director	-			(3,912)	(3,912)
The Berkeley Hotel Limited	Common director	-			(89)	(89)

Claridge's Hotel Limited

Notes *(continued)*

18 Ultimate parent company

The company's ultimate parent company and the largest group in which the results of the company are consolidated is Regis Investments S.A., a company incorporated in Luxembourg.

The ultimate controlling party is His Highness Sheikh Hamad Bin Khalifa Al Thani.

Coroin Limited, a company incorporated in Great Britain and registered in England and Wales is the smallest group in which the results of the Company are consolidated. Copies of those statutory accounts will be available from its registered office, 41- 43 Brook Street, Mayfair, London, W1K 4HJ.

19 Subsequent events

There were no events subsequent to the balance sheet date that require adjustment to or disclosure in the financial statements.