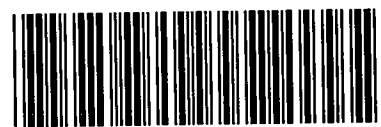


Parabola Property Limited

Annual report and financial statements for the year
ended 31 March 2014

Registered Number 07635796

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Parabola Property Limited
Annual report and financial statements
for the year ended 31 March 2014
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Parabola Property Limited

Directors' report for the year ended 31 March 2014

The directors present their report, together with the audited financial statements, for the year ended 31 March 2014.

Business review and principal activities

The company's principal activity is to act as holding company for companies engaged in property investment and trading.

The profit for the financial year was £5,000,851 (2013: £5,249,098). The directors have proposed and paid a dividend in respect of the financial year of £120,000 (2013: £40,000).

Future outlook

The company is actively seeking property opportunities likely to yield an attractive rate of return.

Principal risks and uncertainties

The principal risks facing property companies are insured risks and tenant insolvency. All of the tenants currently appear to be in a healthy financial position.

Financial risk management

The directors monitor interest and market risk on an ongoing basis but see no clouds on the horizon at present.

Key performance indicators ("KPIs")

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

Directors

P J Millican served as a director of the company throughout the year and up to the date of signing the financial statements. P Clark resigned as a director on 30 September 2014. O Millican and L Bowden were appointed as directors of the company on 30 September 2014.

Statement of directors' responsibilities

The directors are responsible for preparing 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 the directors have prepared the company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also

Parabola Property Limited

Directors' report for the year ended 31 March 2014

responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure of information to auditors

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

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

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

In preparing this report the directors have taken advantage of the small companies exemption provided by section 415A of the Companies Act 2006.

Post Balance Sheet Events

On 13 October 2014 the company acquired the property business of Parabola Land Limited including an industrial unit called Hunting Park for a consideration of £1,139,169.

On behalf of the Board



P J Millican
Director

3 December 2014

Parabola Property Limited

Independent auditors' report to the members of Parabola Property Limited

Report on the financial statements

Our opinion

In our opinion the financial statements, defined below:

- give a true and fair view of the state of the company's affairs as at 31 March 2014 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.

This opinion is to be read in the context of what we say in the remainder of this report.

What we have audited

The financial statements, which are prepared by Parabola Property Limited, comprise:

- the balance sheet as at 31 March 2014;
- the profit and loss account for the year then ended;
- the statement of accounting policies; and
- the notes to the financial statements, which include other explanatory information.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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

What an audit of financial statements involves

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the Annual report and financial Statements (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.

Parabola Property Limited

Independent auditors' report to the members of Parabola Property Limited (continued)

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

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

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

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

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 1, 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 ISAs (UK & Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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



Bill MacLeod (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Newcastle upon Tyne
3 December 2014

Parabola Property Limited

Profit and loss account for the year ended 31 March 2014

	Note	31 March 2014 £	31 March 2013 £
Turnover	1	196,000	78,580
Administrative expenses		(377,223)	(194,260)
Operating loss	2	(181,223)	(115,680)
Dividend received		4,770,000	5,300,000
Interest receivable and similar income		418,390	65,746
Interest payable and similar charges	4	(493)	(477)
Profit on ordinary activities before taxation		5,006,674	5,249,589
Tax on profit on ordinary activities	5	(5,823)	-
Profit for the financial year	13	5,000,851	5,249,589

All of the company's operations during both financial years shown above represent continuing operations.

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

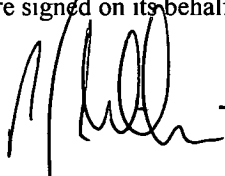
The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of total recognised gains and losses has been presented.

Parabola Property Limited

Balance sheet as at 31 March 2014

	Note	2014 £	2013 £
Fixed assets			
Tangible assets	7	1,612,259	1,589,354
Investments	8	9,000	9,000
		1,621,259	1,598,354
Current assets			
Debtors – amounts falling due within one year	9	8,194,401	3,780,052
Cash at bank and in hand		353,003	70,313
		8,547,404	3,850,365
Creditors: amounts falling due within one year	10	(71,415)	(238,145)
Net current assets / (liabilities)		8,475,989	3,612,220
Total assets less current liabilities		10,097,248	5,210,574
Provision for liabilities	11	(5,823)	-
Net assets		10,091,425	5,210,574
Capital and reserves			
Called up share capital	12	1,000	1,000
Profit and loss account	13	10,090,425	5,209,574
Total shareholders' funds	14	10,091,425	5,210,574

The financial statements on pages 5 to 15 were approved by the board of directors on 3 December 2014, and were signed on its behalf by:



P J Millican
Director

Parabola Property Limited

Statement of accounting policies

Basis of preparation

The financial statements have been prepared on the going concern basis, under the historical cost convention, as modified by the revaluation of certain tangible fixed assets, in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. A summary of the more important accounting policies, which have been applied consistently, is set out below.

Turnover

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

Investment Properties

Properties held for investment and included in tangible fixed assets are stated in the balance sheet at open market value at the balance sheet date; the aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve. No provision is made for taxation on chargeable gains which would arise if properties were disposed of at their revalued amounts. Investment properties are revalued annually by the directors, with an external independent valuation performed in accordance with the RICS Valuation and Appraisal manual every 5 years.

Tangible fixed assets and depreciation

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

In accordance with SSAP 19, no depreciation is provided in respect of freehold investment properties. The requirement of the Companies Act 2006 is to depreciate all properties, but that requirement conflicts with the generally accepted accounting principle set out in SSAP 19. The directors consider that, as these properties are not held for consumption but for investment, to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP 19 in order to give a true and fair view. If this departure from the Act had not been made the loss for the financial period would have been increased by depreciation. However, the amount of depreciation cannot reasonably be quantified, because of the lack of analysis of value between land and buildings. Statement of accounting policies (continued)

Deferred taxation

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

Fixed asset investments

Investments in subsidiary companies that are acquired with the intention of holding them for the long term or to maturity are treated as fixed asset investments, and are valued at cost less provision for impairment. Impairment reviews are performed by the directors when there has been an indication of potential impairment.

Cash flow statement

As the company is a small entity, the members have taken advantage of the exemption from preparing a cash flow statement afforded to them in Financial Reporting Standard Number 1 "Cash flow statements (revised 1996)".

Parabola Property Limited

Statement of accounting policies (continued)

Consolidation

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

Parabola Property Limited

Notes to the financial statements for the year ended 31 March 2014

1 Turnover

	31 March 2014	31 March 2013
	£	£
Rental income	133,195	75,206
Service charges recoverable	14,955	3,374
Other income	47,850	-
	196,000	78,580

2 Operating loss

	31 March 2014	31 March 2013
	£	£
The operating loss is stated after charging:		
Depreciation on tangible fixed assets	-	-
Fees paid for the annual audit	6,000	7,500

3 Employees

The company had no employees in the period. During the year, no director received any emoluments in respect of their services to the company.

4 Interest payable and similar charges

	Year to 31 March 2014	Year to 31 March 2013
	£	£
Bank Charges	493	477

Parabola Property Limited

Notes to the financial statements for the year ended 31 March 2014 (continued)

5 Tax on profit / (loss) on ordinary activities

(a) Tax on profit on ordinary activities

	2014	2013
	£	£
Current tax:		
United Kingdom corporation tax on the profit for the year	-	-
Total current tax (note 5(b))	-	-
Deferred tax:		
Origination and reversal of timing differences	6,696	-
Adjustment in respect of previous years	(3,422)	-
Effect of changes in tax rates	(873)	-
Total deferred tax (note 13)	5,823	-
Tax on profit on ordinary activities	5,823	-

(b) Reconciliation of current tax to result for the year

The tax assessed for the year is lower (2013: lower) than the standard rate of corporation tax in the UK of 23% (2013: 24%). The differences are explained below:

	31 March 2014	31 March 2013
	£	£
Profit on ordinary activities before taxation	5,006,674	5,249,589
Profit on ordinary activities before taxation multiplied by standard rate of corporation tax in the UK of 23% (2013: 24%)	1,151,535	1,259,902
Effects of:		
- expenses not deductible for tax purposes	2,173	6,181
- income not deductible for tax purposes	(1,097,100)	(1,272,000)
- capital allowances in excess of depreciation	(3,633)	-
- utilisation of tax losses	(14,450)	5,917
- group relief not paid for	(38,525)	-
Current tax charge for the year	-	-

Parabola Property Limited

Notes to the financial statements for the year ended 31 March 2014 (continued)

5 Tax on profit / (loss) on ordinary activities (continued)

(c) Factors that may impact the future tax charge

The main rate of corporation tax in the UK reduced from 24% to 23% with effect from 1 April 2013. Legislation to reduce the main rate of corporation tax from 23% to 21% from 1 April 2014 and from 21% to 20% on 1 April 2015 was included in the Finance Act 2013 and this was substantively enacted on 2 July 2013. Accordingly, the Company's profits for this accounting period are taxed at an effective rate of 23% and deferred taxation has been calculated based on a rate of 20%.

6 Dividends

	2014	2013
	£	£
Ordinary shares		
£120 (2013: £40) per £1 share	120,000	40,000

7 Tangible assets

	Freehold Investment property £
Cost or valuation	
At 1 April 2013	1,589,354
Additions	22,905
At 31 March 2014	1,612,259
Accumulated Depreciation	
At 1 April 2013 and 31 March 2014	-
Net book amount	
At 31 March 2014	1,612,259
At 31 March 2013	1,589,354

Parabola Property Limited

Notes to the financial statements for the year ended 31 March 2014 (continued)

7 Tangible assets (continued)

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

On a historical cost basis the freehold investment property would be included at:

	2014	2013
	£	£
Cost and net book value	1,612,259	1,589,354

8 Fixed asset investments

	£
At 1 April 2013 and 31 March 2014	9,000

The directors believe that the carrying value of the investments is supported by their underlying net assets.

The entities where common ordinary shares were held at 31 March 2014 were as follows:

Name	Percentage ownership	Country of incorporation
Parabola Land Limited	100	United Kingdom
Parabola Industrial Estates Limited	80	United Kingdom

Principal activities

Parabola Land Limited holds property for investment purposes. Parabola Industrial Estates Limited holds property for trading purposes.

Parabola Property Limited

Notes to the financial statements for the year ended 31 March 2014 (continued)

9 Debtors

	2014 £	2013 £
Trade debtors	-	43,615
Amounts owed by group undertakings	8,144,035	3,725,735
Other debtors	46,341	1,912
Prepayments and accrued income	4,025	8,790
	8,194,401	3,780,052

10 Creditors – amounts falling due within one year

	2014 £	2013 £
Trade creditors	1,350	1,574
Amounts owed to group undertakings	4,120	165,562
VAT payable	-	8,595
Other creditors	2,199	2,080
Accruals and deferred income	63,746	60,334
	71,415	238,145

The amounts owed to group undertakings are unsecured, interest free and repayable on demand.

11 Provisions for liabilities

Deferred taxation

The movement in the deferred taxation liability during the year was as follows:

	£
At 1 April 2013	-
Profit and loss account charge (note 5)	5,823
At 31 March 2014	5,823

Parabola Property Limited

Notes to the financial statements for the year ended 31 March 2014 (continued)

11 Provisions for liabilities (continued)

The deferred tax liability comprises:

	2014 £	2013 £
<hr/>		
The amounts provided for deferred taxation are as follows:		
Capital allowances in excess of depreciation	5,823	-
	<hr/> 5,823	<hr/> -

12 Called up share capital

	2014 £	2013 £
<hr/>		
Authorised		
1,000 (2013:1,000) ordinary shares of £1 each	1,000	1,000
<hr/>		
Allotted and fully paid		
1,000 (2013: 1,000) ordinary shares of £1 each	1,000	1,000

13 Profit and loss account

	Profit and loss account £
<hr/>	
At 1 April 2013	5,209,574
Profit for the financial year	5,000,851
Dividends paid	<u>(120,000)</u>
As at 31 March 2014	<hr/> 10,090,425

Parabola Property Limited

Notes to the financial statements for the year ended 31 March 2014 (continued)

14 Reconciliation of movements in shareholders' funds

	2014 £	2013 £
Profit for the financial period	5,000,851	5,249,589
Dividends paid	(120,000)	(40,000)
Net change in shareholders' funds	4,880,851	5,209,589
Opening shareholders' funds	5,210,574	985
Closing shareholders' funds	10,091,425	5,210,574

15 Related party transactions

Administrative expenses of £8,573 (2013: £21,284) were recharged from Parabola Capital LLP. The year end balance was £4,120 (2013: £21,284).

16 Post Balance Sheet Events

On 13 October 2014 the company acquired the property business of Parabola Land Limited including an industrial unit called Hunting Park for a consideration of £1,139,169.

17 Ultimate controlling parties

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

The results of the company are not consolidated within any other company