Registered number: 08551206

FIN-EX PROPERTY NO. 4 (UK) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2016

FIN-EX PROPERTY NO. 4 (UK) LIMITED

COMPANY INFORMATION

DIRECTORS	K. S. Arora M. Walters
REGISTERED NUMBER	08551206
REGISTERED OFFICE	1 Harrington Gardens London SW7 4JJ
INDEPENDENT AUDITORS	Wilder Coe Ltd Chartered Accountants & Statutory Auditors 1st Floor Sackville House 143-149 Fenchurch Street London EC3M 6BL

FIN-EX PROPERTY NO. 4 (UK) LIMITED

CONTENTS

DIRECTORS' REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2016

The directors present their report and the audited financial statements for the period ended 31 December 2016.

DIRECTORS' RESPONSIBILITIES STATEMENT

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 elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

DIRECTORS

The directors who served during the period were:

K. S. Arora
R. Berry (resigned 19 May 2016)

Since the year end, M. Walters has been appointed as a director from 5 May 2017.

DIRECTORS' REPORT (CONTINUED)
FOR THE PERIOD ENDED 31 DECEMBER 2016

AUDITORS

The auditors, Wilder Coe Ltd, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

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

This report was approved by the board on 1.10.18 and signed on its behalf.

K. S. Arora

K. S. Arora
Director

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF FIN-EX PROPERTY NO. 4 (UK) LIMITED

We have audited the financial statements of Fin-Ex Property No. 4 (UK) Limited for the period ended 31 December 2016, set out on pages 5 to 13. The relevant financial reporting framework that has been applied in their preparation is applicable law and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As explained more fully in the Directors' Responsibilities Statement 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 International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

OPINION ON FINANCIAL STATEMENTS

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2016 and of its loss for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

OPINION ON OTHER MATTER 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 Directors' Report for the financial period for which the financial statements are prepared is consistent with those financial statements and this report has been prepared in accordance with applicable legal requirements.

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

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF FIN-EX PROPERTY NO. 4 (UK) LIMITED (CONTINUED)

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the Directors' Report and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report.

Jitendra Pattani BSc FCA (Senior Statutory Auditor)
for and on behalf of

Wilder Coe Ltd.

Wilder Coe Ltd
Chartered Accountants & Statutory Auditors
1st Floor Sackville House
143-149 Fenchurch Street
London
EC3M 6BL

1 October 2018

FIN-EX PROPERTY NO. 4 (UK) LIMITED

STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE PERIOD ENDED 31 DECEMBER 2016

	Note	**Period ended 31 December 2016 £**	*Year ended 30 December 2015 £*
Turnover		**1,787,846**	*1,864,601*
Cost of sales		**(465,204)**	*(519,389)*
GROSS PROFIT		**1,322,642**	*1,345,212*
Administrative expenses		**(2,445,541)**	*(2,413,046)*
OPERATING LOSS		**(1,122,899)**	*(1,067,834)*
Interest payable and similar charges		**(125,360)**	*(7,264)*
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		**(1,248,259)**	*(1,075,098)*
Taxation on loss on ordinary activities	5	**-**	*-*
LOSS FOR THE FINANCIAL PERIOD/YEAR		**(1,248,259)**	*(1,075,098)*
Retained loss at the beginning of the period/year		**(2,419,700)**	*(1,344,602)*
Loss for the period/year		**(1,248,259)**	*(1,075,098)*
RETAINED LOSS AT THE END OF THE PERIOD/YEAR		**(3,667,959)**	*(2,419,700)*

The notes on pages 7 to 13 form part of these financial statements.

FIN-EX PROPERTY NO. 4 (UK) LIMITED
REGISTERED NUMBER: 08551206

BALANCE SHEET
AS AT 31 DECEMBER 2016

	Note		31 December 2016 £		30 December 2015 £
FIXED ASSETS					
Intangible assets	6		-		-
Tangible assets	7		132,540		222,996
			132,540		222,996
CURRENT ASSETS					
Debtors	8	1,224,125		804,396	
Cash at bank and in hand		51,479		102,892	
		1,275,604		907,288	
Creditors: amounts falling due within one year	9	(5,076,102)		(3,549,983)	
NET CURRENT LIABILITIES			(3,800,498)		(2,642,695)
NET LIABILITIES			(3,667,958)		(2,419,699)
CAPITAL AND RESERVES					
Called up, allotted and fully paid share capital			1		1
Profit and loss account			(3,667,959)		(2,419,700)
EQUITY SHAREHOLDERS' DEFICIT			(3,667,958)		(2,419,699)

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 1.10.18

K. S. Arora
Director

The notes on pages 7 to 13 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016

1. GENERAL INFORMATION

Fin-Ex Property No.4 (UK) Limited (Company number: 08551206), having its registered office at 1 Harrington Gardens, London, SW7 4JJ is a private limited company, incorporated in England and Wales.

2. ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, Section 1A, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

Information on the impact of first-time adoption of FRS 102 is given in note 14.

The following principal accounting policies have been applied:

2.2 Cash flow

The Company has taken advantage of the exemption in Financial Reporting Standard 102, Section 1A.7 from the required to produce a Statement of Cash Flows on the grounds that it is a small company.

2.3 Going concern

The Company has net liabilities of £3,667,958 (*2015: £2,419,699*) and incurred a loss of £1,248,259 (*2015: £1,075,098)* for the period ended 31 December 2016.

The Company is reliant on the support of the parent company. The director of the Company is of the opinion that this support will continue.

The Company should, therefore, be able to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other entities for financial support, the director acknowledges that there can be no certainty that this support will continue, although at the date of approval of these financial statements, he has no reason to believe that it will not do so.

On this basis, the director believes that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from the going concern basis of preparation being inappropriate.

2.4 Revenue

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Turnover is accrued throughout the guests' stay and room charges are recognised in the Statement of Income and Retained Earnings prior to checking out of the serviced apartment.

2. ACCOUNTING POLICIES (CONTINUED)

2.5 Intangible assets

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

All intangible assets are considered to have a finite useful life. If a reliable estimate of the useful life cannot be made, the useful life shall not exceed ten years.

2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures & fittings	- 25% Straight Line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Income and Retained Earnings.

2.7 Debtors

Short term debtors are measured at transaction price, less any impairment.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

2.9 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties and loans to related parties.

Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the Balance Sheet date.

2. ACCOUNTING POLICIES (CONTINUED)

2.10 Creditors

Short term creditors are measured at the transaction price.

2.11 Foreign currency translation

Functional and presentation currency

The Company's functional and presentational currency is British Pound Sterling (GBP).

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

2.12 Finance costs

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount.

2.13 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to the Statement of Income and Retained Earnings on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

3. AUDITORS' REMUNERATION

	2016	*2015*
	£	*£*
Fees payable to the Company's auditor for the audit of the Company's annual financial statements	**5,000**	*5,500*
FEES PAYABLE TO THE COMPANY'S AUDITOR AND ITS ASSOCIATES IN RESPECT OF:		
All other services	**4,980**	-

4. EMPLOYEES

The average monthly number of employees, including directors, during the period was 16 *(2015 - 17)*.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016

5. TAXATION

	Period ended 31 December 2016 £	*Year ended 30 December 2015 £*
Taxation on loss on ordinary activities	**-**	*-*

FACTORS AFFECTING TAX CHARGE FOR THE PERIOD/YEAR

The tax assessed for the period/year is higher than *(2015 - higher than)* the standard rate of corporation tax in the UK of 20% *(2015 - 20%)*. The differences are explained below:

	Period ended 31 December 2016 £	*Year ended 30 December 2015 £*
Loss on ordinary activities before tax	**(1,248,259)**	*(1,075,098)*
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015 - 20%)	**(249,652)**	*(215,020)*
EFFECTS OF:		
Expenses not deductible for tax purposes	**12,662**	*17,205*
Depreciation for the period/year in excess of / (less than) capital allowances	**15,459**	*(5,109)*
Unrelieved tax losses carried forward	**221,531**	*202,924*
TOTAL TAX CHARGE FOR THE PERIOD/YEAR	**-**	*-*

FACTORS THAT MAY AFFECT FUTURE TAX CHARGES

The Company has trading losses of £3,527,389 (*2015: £2,419,736*) to carry forward and offset against future trading profits of the same trade.

6. INTANGIBLE ASSETS

	Goodwill £
COST	
At 31 December 2015	**60,005**
At 31 December 2016	**60,005**
AMORTISATION	
At 31 December 2015	**60,005**
At 31 December 2016	**60,005**
NET BOOK VALUE	
At 31 December 2016	-
At 30 December 2015	-

7. TANGIBLE FIXED ASSETS

	Fixtures & fittings £
COST	
At 31 December 2015	**361,844**
At 31 December 2016	**361,844**
DEPRECIATION	
At 31 December 2015	**138,848**
Charge for the period	**90,456**
At 31 December 2016	**229,304**
NET BOOK VALUE	
At 31 December 2016	**132,540**
At 30 December 2015	*222,996*

8. DEBTORS

	31 December 2016 £	*30 December 2015 £*
Due within one year		
Trade debtors	-	*9,515*
Amounts owed by group undertakings	**319,444**	*409,413*
Amounts owed by related party undertakings	**88,156**	*57,636*
Prepayments and accrued income	**308,830**	*327,832*
Other debtors	**507,695**	-
	1,224,125	*804,396*

9. CREDITORS: Amounts falling due within one year

	31 December 2016 £	*30 December 2015 £*
Trade creditors	**82,912**	*110,958*
Amounts owed to group undertakings	**4,399,930**	*2,397,423*
Taxation and social security	**461,263**	*478,115*
Other creditors	**73,732**	*497,939*
Accruals and deferred income	**58,265**	*65,548*
	5,076,102	*3,549,983*

10. CONTINGENT LIABILITIES

The Company is party to a Deed of Guarantee with DB UK Bank Limited ("the Bank") in respect of a £20.6 million term loan facility agreement between the Company's parent undertaking and the Bank whereby it has guaranteed the obligations of its parent undertaking under this facility agreement. A contingent liability therefore exists to the extent of the net indebtness to the Bank of the Company's parent undertaking. No liability is expected to crystalise in this respect.

The Company's assets are pledged to the Bank as security against this loan by way of a Debenture dated 3 July 2013.

Since the year end, the Company's parent entered into a refinancing agreement which took place on 27 January 2017 and, therefore, this contingent liability is no longer applicable.

On refinancing, the Company became party to a Deed of Guarantee with Deustche Pfandbriefbank AG ("the Bank") in respect of a £53 million term loan facility agreement between the Company's parent undertaking, a fellow subsidiary and the Bank whereby it has guaranteed the obligations of its parent undertaking and the fellow subsidiary under this facility agreement. A contingent liability therefore exists to the extent of the net indebtness to the Bank of the Company's parent undertaking. No liability is expected to crystalise in this respect.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016

11. COMMITMENTS UNDER OPERATING LEASES

At 31 December 2016 the Company had future minimum lease payments under non-cancellable operating leases as follows:

	31 December 2016	*30 December 2015*
	£	*£*
Not later than 1 year	**1,200,000**	*1,200,000*
Later than 1 year and not later than 5 years	**614,795**	*1,814,795*
	1,814,795	*3,014,795*

12. TRANSACTIONS WITH DIRECTORS

Included within other debtors are amounts due from a director of the company of £327,247 *(2015: Credit £417,512)*. The loan is interest free and repayable on demand.

The amount has been fully settled following the year end.

13. RELATED PARTY TRANSACTIONS

The Company has taken advantage of the exemption in FRS 102 Section 33.1A not to disclose transactions with wholly-owned group entities.

14. FIRST TIME ADOPTION OF FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.