

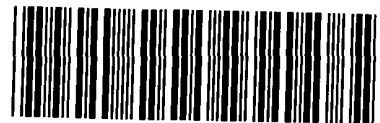
Goldrange Properties Limited

Report and
financial statements

Year ended 31 December 2016

Registered number: 5365104

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Goldrange Properties Limited

<i>Contents</i>	<i>Page</i>
Directors and other information	1
Directors' report	2
Statement of directors' responsibilities	4
Independent auditor's report	5
Statement of comprehensive income	7
Balance sheet	8
Statement of changes in equity	9
Notes to the financial statements	10

Goldrange Properties 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

Goldrange Properties Limited

Directors' report

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

The Company has taken the exemption for small companies in relation to the Strategic report provided by Section 414B of the Companies Act 2006.

Activities

The principal activity of Goldrange Properties Limited ('the Company') is the ownership of the property known as 33 - 39 Knightsbridge.

Review of developments

The loss for the year ended 31 December 2016 before tax was £108,000 (2015: £55,000). The Statement of comprehensive income is shown on page 7.

Revenue decreased to £5,000 (2015: £162,000) due to the termination of the lease agreements by the Company with all the tenants on 13 December 2015.

The property will undergo substantial redevelopment works, the scope and design of which is being determined. The demolition of the building commenced in 2017 and construction is scheduled to start in 2018.

Dividends

During the year no dividends were paid or proposed (2015: Nil).

Directors and their interests

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

Liam Cunningham	
Carole Walker	Resigned 29 February 2016
Fady Bakhos	Appointed 29 February 2016

Political contributions

The Company made no political contributions during the year (2015: nil).

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 1. 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.

Goldrange Properties Limited

Directors' report (*continued*)

Going Concern

The group headed by Coroin Limited ('the Group') has considerable financial resources. As a consequence, the directors believe that the Group is well placed to manage its business risks successfully.

After making enquiries, and taking into account the support assured by Coroin Limited, 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.

Auditor

The Company appointed Ernst & Young LLP as its auditor on 27 September 2016. 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

26 September 2017

Goldrange Properties Limited

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 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

26 September 2017

Independent auditor's report to the members of Goldrange Properties Limited

We have audited the financial statements of Goldrange Properties Limited for the year ended 31 December 2016 which comprise the Statement of comprehensive income, Balance sheet, Statement of changes in equity and related notes 1 to 12. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (UK Generally Accepted Accounting Practice) including FRS 101 *Reduced Disclosure Framework*.

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

Respective responsibilities of directors and auditor

As explained more fully in the Statement of directors' responsibilities set out on page 4, 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 Report and financial statements 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 year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Independent auditor's report to the members of Goldrange Properties Limited
(continued)

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 year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have identified no material misstatements in the Directors' report.

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.



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

28 September 2017

Goldrange Properties Limited

Registered number: 5365104

Statement of comprehensive income

for the year ended 31 December 2016

	Note	2016 £'000	2015 £'000
Turnover	3	5	162
Cost of sales		-	-
		<hr/>	<hr/>
Gross profit		5	162
Administrative expenses		(113)	(107)
		<hr/>	<hr/>
(Loss)/profit on ordinary activities before taxation		(108)	55
Tax charge on loss/(profit) on ordinary activities	5	-	-
		<hr/>	<hr/>
(Loss)/profit for the financial year		(108)	55
		<hr/> <hr/>	<hr/> <hr/>

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

Goldrange Properties Limited

Registered number: 5365104

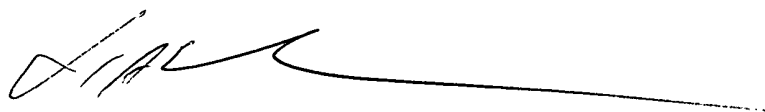
Balance sheet

as at 31 December 2016

	Note	2016 £'000	2015 £'000
Fixed assets			
Tangible assets	6	38,314	38,314
		<hr/>	<hr/>
Current assets			
Debtors	7	4	24
Cash at bank and in hand		391	391
		<hr/>	<hr/>
		395	415
Creditors: amounts due within one year	8	(38,360)	(38,272)
		<hr/>	<hr/>
Net current liabilities		(37,965)	(37,857)
		<hr/>	<hr/>
Net assets		349	457
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	9	-	-
Profit and loss account		349	457
		<hr/>	<hr/>
Shareholders' funds		349	457
		<hr/>	<hr/>

These financial statements were approved by the Board of Directors on 26 September 2017.

Signed on behalf of the Board of Directors



Liam Cunningham
Director

Goldrange Properties Limited

Statement of changes in equity for the year ended 31 December 2016

	Share capital £'000	Retained earnings £'000	Total £'000
At 1 January 2015	-	402	402
Profit for the financial year	-	55	55
Other comprehensive income	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 December 2015	-	457	457
Loss for the financial year	-	(108)	(108)
Other comprehensive income	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 December 2016	-	349	349

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

The reserve for Retained earnings relates accumulated profits/(losses) of the Company less any distributions to shareholders.

Goldrange Properties Limited

Notes

forming part of the financial statements

1 Statement of compliance

Goldrange Properties Limited is a company incorporated in the United Kingdom. The Company's registered office is at 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 EU ("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 (para 8(h));
- disclosures in respect of the compensation of key management personnel (para 8(j));
- disclosures in respect of transactions with wholly owned subsidiaries (para 8(k));
- certain comparative information (para 8(f)); and
- the effects of new but not yet effective IFRSs (para 8(i));

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*.

Goldrange Properties Limited

Notes *(continued)*

2 Significant accounting policies *(continued)*

Basis of measurement

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

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 6

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

Going concern

The financial statements have been prepared on the going concern basis.

The group headed by Coroin Limited ('the Group') has considerable financial resources. As a consequence, the directors believe that the Group is well placed to manage its business risks successfully.

After making enquiries, and taking into account the support assured by Coroin Limited, 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.

Tax

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.

Goldrange Properties Limited

Notes *(continued)*

2 Significant accounting policies *(continued)*

Tax *(continued)*

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 Group 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.

Goldrange Properties Limited

Notes (continued)

2 Significant accounting policies (continued)

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.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits with maturities of three months or less. Cash equivalents are short-term highly liquid investments with an original maturity of three months or less from the date of acquisition that are readily convertible to known amounts of cash and subject to insignificant risk of changes in value.

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.

Property, plant and equipment

Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.

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 group 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 group recognises an impairment loss in the profit and loss account.

Goldrange Properties Limited

Notes (continued)

3 Turnover	2016 £'000	2015 £'000
UK rental income net of VAT	<u>5</u>	<u>162</u>

All turnover is derived from operations in the UK.

4 Information regarding directors, employees and audit fees

The Company has no employees. The audit fee is borne by another group company.

One of directors is remunerated by third party management company Hume Street Management Consultants Limited which charge fees of £5,000,000 (2015: £3,500,000) to Coroin Limited as set out in note 21(a) of 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 (2015: €2,000,000m) by Constellation Hotel Holdings 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 Taxation

(a) Amounts recognised in profit or loss	2016 £'000	2015 £'000
Current tax		
UK corporation tax	-	-
	<u>-</u>	<u>-</u>
Adjustment in respect of prior years	-	-
	<u>-</u>	<u>-</u>
Total current tax	<u>-</u>	<u>-</u>
Deferred tax		
Origination and reversal of temporary differences	-	-
Adjustments in respect of prior periods	-	-
	<u>-</u>	<u>-</u>
Total deferred tax charge	<u>-</u>	<u>-</u>
Total tax charged to the income statement	<u>-</u>	<u>-</u>

Goldrange Properties Limited

Notes (continued)

5 Taxation (continued)

Reconciliation of tax charge	31 December 2016 £'000	31 December 2015 £'000
(Loss)/profit on ordinary activities before tax	(108)	55
(Loss)/profit on ordinary activities before tax at the standard corporation tax rate in UK of 20.00% (2015: 20.25%)	(22)	11
Group relief surrendered not paid for Transfer pricing adjustment	328 (306)	299 (310)
Total tax charge	-	-

Factors which may affect future 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.

6 Tangible fixed assets	Freehold land and buildings £'000	Total £'000
Cost		
At 31 December 2015	38,314	38,314
At 31 December 2016	38,314	38,314
Accumulated depreciation		
At 31 December 2015	-	-
Charge for the year	-	-
At 31 December 2016	-	-
Net book value		
At 31 December 2016	38,314	38,314
At 31 December 2015	38,314	38,314

QIB (UK) plc holds a first fixed charge over all property, buildings, fixtures, fittings and fixed plant and machinery at Goldrange Properties Limited and a floating charge over all its the Company's assets in respect of the amounts owed by MHG Senior Borrower Limited at the period end of £788,560,000 (2015: £800,000,000).

Goldrange Properties Limited

Notes (continued)

6 Tangible fixed assets (continued)

In accordance with the Company's accounting policies, the directors undertake an annual review of the carrying value of all tangible fixed assets to determine whether there is any indication of impairment. An impairment test was performed at 31 December 2016 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 2016, 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 2016.

The estimated fair value 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).

7 Debtors	2016 £'000	2015 £'000
Other debtors	4	24

All amounts are due within one year.

8 Creditors: amounts falling due within one year	2016 £'000	2015 £'000
Amounts owed to group undertakings	38,328	38,247
Other taxes and social security	-	14
Accruals and deferred income	32	11
	38,360	38,272

All amounts are due within one year

Goldrange Properties Limited

Notes (continued)

9 Called up share capital	2016	2015
	£	£
Authorised		
1,000 Ordinary shares of £1 each	1,000	1,000
	<hr/>	<hr/>
	1,000	1,000
	<hr/> <hr/>	<hr/> <hr/>
Allotted, called up and fully paid		
1 Ordinary share of £1 each	1	1
	<hr/>	<hr/>
	1	1
	<hr/> <hr/>	<hr/> <hr/>

10 Related party transactions

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.

11 Ultimate parent company

The company's ultimate parent company and controlling party Prime Capital S.A., a company incorporated in Luxembourg. This is the largest group in which the results of the Company are incorporated.

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 these statutory accounts are available from its registered office, 41- 43 Brook Street, Mayfair, London, W1K 4HJ.

12 Subsequent events

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