

QUAY PROPERTIES PLC

GROUP FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30TH SEPTEMBER 2017

QUAY PROPERTIES PLC

ANNUAL REPORT AND ACCOUNTS

30th September, 2017

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QUAY PROPERTIES PLC

NOTICE OF MEETING

QUAY CHAMBERS
SOUTH QUAY
DOUGLAS
ISLE OF MAN

12th February, 2018

NOTICE IS HEREBY GIVEN that the **THIRTY-EIGHTH ANNUAL GENERAL MEETING** of **QUAY PROPERTIES PLC** will be held at Quay Chambers, South Quay, Douglas, Isle of Man on Thursday 22nd March 2018 at 12.00 noon for the following purposes.

ORDINARY BUSINESS

- Resolution No.1 To receive and adopt the report of the directors and the accounts for the year ended 30th September 2017 together with the Auditors' Report.
- Resolution No.2 To re-elect Mr P Ashcroft, a Director retiring by rotation, who, being eligible, offers himself for re-election.
- Resolution No.3 To re-elect Mrs C A Quayle, a Director retiring by rotation, who, being eligible, offers herself for re-election.
- Resolution No.4 To re-appoint the Auditors to the Company and fix their remuneration. (See Note 2)

To transact any other business.

By Order of the Board,

C.A. QUAYLE B.A. A.C.A
Secretary

- Notes 1) Every member entitled to attend and vote at a meeting of the Company is entitled to appoint a proxy to attend and vote instead of that member. A proxy need not be a member of the Company. Forms of proxy are enclosed with this Notice.
- 2) As no notice has been given under Section 13 of the Companies Act 1982 the auditors are automatically re-appointed.

QUAY PROPERTIES PLC

GENERAL INFORMATION

Directors:	W.N. Crossley, I.Eng. AMI Mar. Eng. Chairman J. Ashcroft M.N.A.E.A. P. Ashcroft W.G. Crossley, T.M.I.E.T. (appointed 26 th December 2016) C.A. Quayle, B.A. A.C.A. R. S. Quayle, B.A. (Hons)
Company Secretary:	C.A. Quayle, B.A. A.C.A.
Bankers:	Barclays Bank Plc Victoria Street, Douglas, Isle of Man
Brokers:	Ramsey Crookall & Co Securities House, 38-42 Athol Street, Douglas. Isle of Man IM1 1QH
Auditors:	Greystone LLC 18 Athol Street, Douglas, Isle of Man IM1 1JA
Company Number:	15856
Registered Office:	Quay Chambers, South Quay, Douglas, Isle of Man IM1 5AR

QUAY PROPERTIES PLC

CHAIRMAN'S STATEMENT

Year ended 30th September 2017

Ladies & Gentlemen,

As stated in last year's report, a start has been made on the development of the former Manx Gas Plant Site. The principal contractor Auldyn Construction Limited have sequentially handed over completed phases of the project in November and December 2017, the final phase, a 50 space car park is due for completion at the end of February 2018. The project has added ten 72 square metre industrial units and two 200 square metre units to the property portfolio. So far, there has been a good uptake in the development, with signed leases in place for both the larger units and five of the smaller ones.

In September 2017, we completed on the sale of Compton House in Castletown. This building no longer fitted into our rental property profile, it's status as a registered building, cost of repairs and the general dwindling of the secondary office rental market island wide, made disposal the best option.

Plans are well advanced for the demolition of Unit 21 on the front of South Quay. This building is now beyond economical repair and as such demolition is the only option open to us. As yet we have no plans to develop the site other than to use it for contract car parking.

Trading conditions within the secondary office market may be referred to, euphemistically, as sluggish. The premier office rental market is now showing signs of stagnation. There is an ever increasing quantity of offices coming onto the market as their occupants go elsewhere. The only real growth in the office sector is in very large buildings which are owner occupied.

Our industrial units are enjoying high demand with the only empty units being the aforementioned remaining five of the new development.

The overall picture within the Quay Properties Group is as good as can be expected in the current climate. It is with this in mind that the Board has decided to declare a 5% dividend.

22nd January, 2018

W. N. CROSSLEY
CHAIRMAN

QUAY PROPERTIES PLC

DIRECTORS' REPORT

For the year ended 30th September, 2017

The Directors present their annual report together with the audited financial statements for the year ended 30th September 2017.

1. PRINCIPAL ACTIVITY

The company is the owner of Commercial and Industrial Property.

2. RESULTS AND DIVIDENDS

The Group made a profit for the year after taxation of £342,718 (2016: £480,064). A dividend of £212,124 representing 5% on issued share capital will be paid (2016: 5% £212,124).

3. POLITICAL AND CHARITABLE DONATIONS

The Company donated £4,000 to Mannin Sepsis, £3,000 to the Leonard Cheshire Foundation Disability Isle of Man and £3,000 to Riding for the Disabled Association (Isle of Man).

4. DIRECTORS

The Directors who held office and their interest in the shares of the company during the year under review and to date were:-

	Number of Shares
J. Ashcroft, M.N.A.E.A.	3,177
P. Ashcroft	13,012
W.G. Crossley T.M.I.E.T. (Appointed 22 nd December 2016)	
W.N. Crossley, I.Eng. AMI Mar. Eng. (Chairman)	3,810
C.A. Quayle, B.A. A.C.A	
R.S. Quayle	

5. AUDITORS

The auditors, Greystone LLC, Chartered Accounts, retire and offer themselves for reappointment in office in accordance with Section 12 of the Companies Act 1982.

6. PRINCIPAL RISKS AND UNCERTAINTIES

The company faces a number of business risks and uncertainties due to difficult trading conditions in the rental market for both offices and industrial units. In view of this the directors are looking carefully at both existing and potential new markets.

7. FINANCIAL INSTRUMENTS

The company has a normal level of exposure to price, credit, liquidity and cash flow risks arising from trading activities which are only conducted in sterling. The company does not enter into any hedging transactions.

ON BEHALF OF THE BOARD

.....
W.N. CROSSLEY, Director.

.....
C.A. QUAYLE, Director.

Dated: 22nd January 2018

QUAY PROPERTIES PLC

STATEMENT OF DIRECTORS' RESPONSIBILITIES

For the year ended 30th September, 2017

Company law requires the directors to prepare financial statements for each financial year, which 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 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 proper accounting records, which 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 Acts 1931 to 2004. They are also responsible for safeguarding the assets of the Company and hence for the prevention and detection of fraud and other irregularities.

ON BEHALF OF THE BOARD

.....
W.N. CROSSLEY, Director.

.....
C.A. QUAYLE, Director.

Dated: 22nd January 2018

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF QUAY PROPERTIES PLC

For the year ended 30th September 2017

OPINION

We have audited the financial statements of Quay Properties Plc (the 'company') and its subsidiary (the 'group') for the year ended 30th September 2017 which comprise the consolidated statement of comprehensive income, the consolidated statement of cash flows, the consolidated statement of changes in equity, the statement of changes in equity, the consolidated balance sheet, the balance sheet, and the related notes 1 to 13, 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 Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- * give a true and fair view of the state of the group and the parent company's affairs as at 30th September 2017 and of the group's result for the year then ended:
- * have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- * have been properly prepared in accordance with the requirements of the Companies Acts 1931 to 2004.

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. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the Isle of Man, 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 group's or 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 our report, we do not express any form of assurance conclusion thereon. 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

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF QUAY PROPERTIES PLC (CONTINUED)

For the year ended 30th September 2017

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 this other information, we are required to report that fact.

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS

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 REPORT BY EXCEPTION.

In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters if, in our opinion:

- * adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- * the parent company 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 6, 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 group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

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.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF QUAY PROPERTIES PLC (CONTINUED)

For the year ended 30th September 2017

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- * Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- * Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the group's internal control.
- * Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- * Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group's or the parent company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements, or if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group or the parent company to cease to continue as a going concern.
- * Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a matter that achieves fair presentation.
- * Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements.

We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Greystone LLC
Chartered Accountants & Registered Auditors
Douglas, Isle of Man

Dated: 22nd January 2018

QUAY PROPERTIES PLC

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30th September, 2017

	Notes	2017 £	2016 £
Turnover	1b	988,392	1,013,745
Cost of Sales		(93,873)	(104,252)
Gross Profit		894,519	909,493
Administrative Expenses		(454,151)	(387,420)
Loss on disposal of Property		(150,445)	-
Loss on disposal of Investments		(1,281)	(59,842)
Dividends		155,270	130,467
Profit on Ordinary Activities before Interest		443,912	592,698
Interest Receivable		2,690	523
Profit on Ordinary Activities before Taxation		446,602	593,221
Taxation	2	(103,884)	(113,157)
Profit on Ordinary Activities after Taxation	3	342,718	480,064
Other Comprehensive Income			
(Loss)/Profit on Revaluation of Investment Properties	1c,4	(2,002,382)	216,250
Gain on Revaluation of Investments	1d	524,000	797,343
Total Comprehensive (Loss)/Profit for the Year		(1,135,664)	1,493,657

None of the Company's activities were acquired or discontinued during the year except as detailed in note 1g.

QUAY PROPERTIES PLC

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 30th September, 2017

	2017 £	2016 £
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before Tax	440,368	522,073
Adjustments for:		
Depreciation	1,710	1,759
(Increase) in Debtors	(27,478)	(3,160)
Increase in Creditors	205,310	38,371
	-----	-----
Cash generated from operations	619,910	559,043
Tax Paid	(114,820)	(78,731)
	-----	-----
Net Cash generated by operations	505,090	480,312
	-----	-----
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	2,690	523
Dividends received	59,563	53,789
Purchase of Fixed Assets	(5,056)	(7,036)
Sale of Property	334,568	-
Purchase of Property	-	(130,000)
Capitalised Expenditure	(1,192,382)	(48,750)
Sale of Investments	42,735	796,991
Purchase of Investments	(40,580)	(34,601)
	-----	-----
Net Cash generated from Investing Activities	(798,462)	630,916
	-----	-----
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid	(212,124)	(212,124)
Loans repaid	-	(279,980)
	-----	-----
Net Cash used in Financing Activities	(212,124)	(492,104)
	-----	-----
Net (Decrease)/Increase in Cash and Cash Equivalents	(505,496)	619,124
Cash and Cash Equivalents at the beginning of the Year	2,133,897	1,514,773
	-----	-----
Cash and Cash Equivalents at the end of the Year	1,628,401	2,133,897
	=====	=====

QUAY PROPERTIES PLC

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 30th September, 2017

	Share Capital £	Share Premium £	Other Reserves £	Capital Redemption £	Retained Earnings £	Total £
As at 1 October 2015	4,242,479	222,815	11,637,667	(122,144)	5,293,284	21,274,101
Profit for the Year	-	-	-	-	480,064	480,064
Gain on Revaluation of Property	-	-	216,250	-	-	216,250
Gain on Revaluation of Investments	-	-	797,343	-	-	797,343
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2016	4,242,479	222,815	12,651,260	(122,144)	5,561,224	22,555,634
As at 1 October 2016	4,242,479	222,815	12,651,260	(122,144)	5,561,224	22,555,634
Profit for the Year	-	-	-	-	342,718	342,718
Loss on Revaluation of Property	-	-	(2,002,382)	-	-	(2,002,382)
Gain on Revaluation of Investments	-	-	524,000	-	-	524,000
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2017	4,242,479	222,815	11,172,878	(122,144)	5,691,818	21,207,846

QUAY PROPERTIES PLC

STATEMENT OF CHANGES IN EQUITY

For the year ended 30th September, 2017

	Share Capital £	Share Premium £	Other Reserves £	Capital Redemption £	Retained Earnings £	Total £
As at 1 October 2015	4,242,479	222,815	8,796,357	(121,584)	5,084,142	18,224,209
Profit for the Year	-	-	-	-	685,355	685,355
Gain on Revaluation of Property	-	-	256,250	-	-	256,250
Gain on Revaluation of Investments	-	-	797,343	-	-	797,343
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2016	4,242,479	222,815	9,849,950	(121,584)	5,557,373	19,751,033
As at 1 October 2016	4,242,479	222,815	9,849,950	(121,584)	5,557,373	19,751,033
Profit for the Year	-	-	-	-	488,755	488,755
Loss on Revaluation of Property	-	-	(1,807,381)	-	-	(1,807,381)
Gain on Revaluation of Investments	-	-	524,000	-	-	524,000
Dividends	-	-	-	-	(212,124)	(212,124)
As at 30 September 2017	4,242,479	222,815	8,566,569	(121,584)	5,834,004	18,744,283

QUAY PROPERTIES PLC

CONSOLIDATED BALANCE SHEET

As at 30th September, 2017

	Note	2017		2016	
		£	£	£	£
FIXED ASSETS					
Motor Vehicles	5		8,622		5,277
Investment Property	4		13,480,000		14,775,000
Investments	1d		6,571,325		5,955,056
			20,059,947		20,735,333
CURRENT ASSETS					
Debtors and Prepayments	6	48,034		20,566	
Cash at Bank		1,628,401		2,133,897	
		1,676,435		2,154,463	
CREDITORS: Amounts falling due within one year					
Creditors	7	516,995		322,621	
Loans		-		-	
		516,995		322,621	
NET CURRENT ASSETS			1,159,440		1,831,842
CREDITORS: Amounts falling due after more than one year					
Rent Deposits	8		(11,541)		(11,541)
NET ASSETS			21,207,846		22,555,634
CAPITAL AND RESERVES					
Share Capital	11		4,242,479		4,242,479
Share Premium	11		222,815		222,815
Other Reserves			11,172,878		12,651,260
Capital Redemption Fund			(122,144)		(122,144)
Retained Profits			5,691,818		5,561,224
EQUITY SHAREHOLDERS' FUNDS			21,207,846		22,555,634

Notes 1 to 13 form part of these financial statements.

We approve these accounts and confirm that we have made available all relevant records and information for their preparation.

.....
W N Crossley
Director

.....
C A Quayle
Director

Dated: 22nd January 2018

QUAY PROPERTIES PLC

BALANCE SHEET

As at 30th September, 2017

	Note	2017		2016	
		£	£	£	£
FIXED ASSETS					
Motor Vehicles	5		8,622		5,277
Shares in Group Undertakings	9		350,365		350,365
Loans to Group Undertakings	9		1,141,046		1,153,935
Investment Property	4		9,810,000		10,425,000
Listed Investments	1d		6,571,325		5,955,056
			<u>17,881,358</u>		<u>17,889,633</u>
CURRENT ASSETS					
Sundry Debtors	6	41,153		13,606	
Cash at Bank		1,291,687		2,118,831	
		<u>1,332,840</u>		<u>2,132,437</u>	
CREDITORS: Amounts falling due within one year					
Sundry Creditors	7	377,203		170,657	
Tax	7	81,171		88,839	
		<u>458,374</u>		<u>259,496</u>	
NET CURRENT ASSETS			874,466		1,872,941
CREDITORS: Amounts falling due after more than one year					
Loans	8	-		-	
Rent Deposits	8	(11,541)		(11,541)	
			<u>(11,541)</u>		<u>(11,541)</u>
NET ASSETS			<u>18,744,283</u>		<u>19,751,033</u>
CAPITAL AND RESERVES					
Share Capital	11		4,242,479		4,242,479
Share Premium	11		222,815		222,815
Other Reserves			8,566,569		9,849,950
Capital Redemption Fund			(121,584)		(121,584)
Retained Profits			5,834,004		5,557,373
EQUITY SHAREHOLDERS' FUNDS			<u>18,744,283</u>		<u>19,751,033</u>

Notes 1 to 13 form part of these financial statements.

We approve these accounts and confirm that we have made available all relevant records and information for their preparation.

.....
W N Crossley
Director

.....
C A Quayle
Director

Dated: 22nd January 2018

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30th September, 2017

1. ACCOUNTING POLICIES

a. Basis of Preparation of Financial Statements

These financial statements have been prepared under the historical cost convention in compliance with FRS 102 – The Financial Reporting Standard applicable in the UK and Ireland, and the Isle of Man Companies Acts 1931 to 2004.

b. Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes.

c. Investment Property

In accordance with Section 16 of FRS 102, investment property is accounted for at fair value through profit and loss. Further details are disclosed in Note 4.

d. Listed Investments

The company's listed investments are carried in the financial statements at fair value. Movement in fair value is recognised through profit and loss.

e. Depreciation

Depreciation is provided so as to write off the cost over the estimated working lives of fixed assets at the following rates:-

Motor Vehicles 25% Straight Line

f. Basis of Consolidation

Quay Properties Plc has the following 100% owned subsidiary: Cain House Limited

Two other subsidiaries were placed into liquidation during the previous year. The liquidation of Portland Properties (Manchester) Limited was finalised during the previous year, and South Quay Estates Limited was finalised during the current year.

g. Discontinued Operations

In the prior year, South Quay Estates Limited made a loss of £71,391 on the disposal of its investments.

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2017

2. TAXATION

The charge for taxation is based on the profits from Manx Rental Income for the year, which are subject to Manx Income Tax at a rate of 20% (2016: 20%).

The Company has claimed industrial building allowances on certain of its freehold properties and any disposal of these properties may give rise to a tax liability. The total allowances claimed to 30th September 2017 represent a potential liability to tax at 10% on £381,774 (2016: £381,774).

As it is not the policy of the parent company to dispose of its properties this potential liability has not been provided for in these accounts.

3. OPERATING PROFIT

	2017		2016	
	Group £	Company £	Group £	Company £
The operating profit is stated after charging:-				
Auditors' Remuneration	7,000	4,000	6,100	4,000
Directors' Salaries	404,970	272,279	343,132	215,181
	=====	=====	=====	=====

4. INVESTMENT PROPERTY

The company has Chrystals Commercial provide an independent, third party valuation every other year. This was last done in September 2017. During the intervening years a directors' valuation is carried out.

	2017		2016	
	£ Group	£ Company	£ Group	£ Company
At Valuation				
1st October	14,775,000	10,425,000	14,380,000	9,990,000
(Deficit)/Surplus arising on Revaluation	(2,002,382)	(1,807,382)	216,250	256,250
Additions	1,192,382	1,192,382	178,750	178,750
Disposals	(485,000)	-	-	-
	-----	-----	-----	-----
30th September	13,480,000	9,810,000	14,775,000	10,425,000
	=====	=====	=====	=====

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2017

5. MOTOR VEHICLES

	2017		2016	
	£ Group	£ Company	£ Group	£ Company
Cost				
As at 1st October	14,346	14,346	7,310	7,310
Additions	6,805	6,805	7,036	7,036
Disposals	(7,310)	(7,310)	-	-
	-----	-----	-----	-----
30th September	13,841	13,841	14,346	14,346
	=====	=====	=====	=====
Depreciation				
As at 1st October	9,069	9,069	7,310	7,310
Charge for the Year	3,460	3,460	1,759	1,759
Disposals	(7,310)	(7,310)	-	-
	-----	-----	-----	-----
30th September	5,219	5,219	9,069	9,069
	=====	=====	=====	=====
Net Book Value				
As at 30 th September	8,622	8,622	5,277	5,277
	=====	=====	=====	=====

6. DEBTORS

	2017		2016	
	£ Group	£ Company	£ Group	£ Company
Trade Debtors	14,752	11,994	15,170	11,274
Prepayments	33,282	29,159	5,396	2,332
	-----	-----	-----	-----
	48,034	41,153	20,566	13,606
	=====	=====	=====	=====

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017		2016	
	£ Group	£ Company	£ Group	£ Company
Other Creditors	139,153	139,153	110,416	110,416
Taxation	102,158	81,171	113,094	88,839
Social Security and other Taxes	6,909	3,659	16,197	13,133
Accruals	268,775	234,391	82,914	47,108
	-----	-----	-----	-----
	516,995	458,374	322,621	259,496
	=====	=====	=====	=====

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2017

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2017		2016	
	£ Group	£ Company	£ Group	£ Company
Rent Deposit	11,541	11,541	11,541	11,541
	=====	=====	=====	=====

9. INVESTMENTS IN AND LOANS TO SUBSIDIARY COMPANIES

	2017		2016	
	Investment	Loans	Investment	Loans
	£	£	£	£
Cain House Limited 805 Ordinary Shares of £1 each (100%)	350,365	1,141,046	350,365	1,153,935
	=====	=====	=====	=====

10. RELATED PARTY TRANSACTIONS

The controlling party is Strategic Investments Limited by virtue of them holding a majority shareholding.

Name	Relationship	Transactions in the year	2017 Dr/(Cr) £	Debtor/ (Creditor) at year end £
Cain House Limited	Subsidiary	Dividend	(79,539)	79,539

QUAY PROPERTIES PLC

NOTES TO THE FINANCIAL STATEMENTS - continued

For the year ended 30th September, 2017

11. CALLED UP SHARE CAPITAL

	2017		2016	
	Share Capital £	Share Premium £	Share Capital £	Share Premium £
Fully Paid and Issued 4,242,479 Ordinary Shares of £1 each	4,242,479	222,815	4,242,479	222,815
	=====	=====	=====	=====

12. FINANCIAL INSTRUMENTS

Exposure to foreign currency, credit, liquidity and cash flow interest rate risks arises in the normal course of the Company's business. These risks are limited by the Company's financial management policies and practices described below.

Foreign Currency Risk

The company has limited exposure to foreign currency risk. Substantially all of the Company's sales and purchases are denominated in Sterling.

Credit Risk

The Company is at risk from its customers defaulting on their leases. This risk is mitigated by the spread of tenants and properties.

Liquidity Risk

The directors have ultimate responsibility for liquidity risk management in maintaining adequate reserves and banking facilities. They do this by continuously monitoring forecast and actual cash flows.

Cash Flow Interest Rate Risk

The company has no interest-bearing assets and liabilities other than the cash at bank. Future changes in interest rates could impact on the value of the listed investments held by the company.

13. POST BALANCE SHEET EVENTS

There are no matters to report as post balance sheet events.

QUAY PROPERTIES PLC

SUBSTANTIAL SHAREHOLDINGS

SHAREHOLDERS HOLDINGS IN EXCESS OF 3% OF THE CAPITAL OF THE COMPANY

	On 30.9.2017	On 30.9.2016
Strategic Investments Limited	3,923,435	3,923,435

Note: The capital of Strategic Investments Limited is held as follows:-

	Ordinary Shares of £1 each	Ordinary A Shares of £1 each
Mr P Ashcroft	694,315	20,000
Crossley Family	2,070,315	180,000
Yates Family	583,000	-
	-----	-----
	3,347,630	200,000
	=====	=====

EARNINGS PER SHARE

The Board is of the opinion that a NIL Basis for the earnings per share is appropriate (i.e., the ratio of profit to the average of shares in issue where it is assumed no dividend has been paid.)

	Year to 30.9.2017	Year to 30.9.2016
Earnings per Share (Nil Basis)	8.1p	12.7p