

**Finance International Limited
(formerly Finance International Plc)**

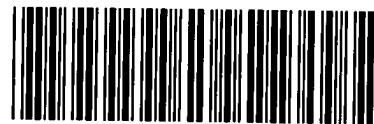
Report and Financial Statements

Year Ended

31 December 2018

Company Number 01973074

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Finance International Limited (formerly Finance International Plc)

Report and financial statements for the year ended 31 December 2018

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Directors

R Saillart
J Newland

Secretary and registered office

J Newland, Dockmaster's House, 1 Hertsmere Road, London, E14 8JJ.

Company number

01973074

Auditors

BDO LLP, 55 Baker Street, London, W1U 7EU

Finance International Limited (formerly Finance International Plc)

Strategic report for the year ended 31 December 2018

The directors present their strategic report together with the audited financial statements for the year ended 31 December 2018.

Results and dividends

The statement of comprehensive income is set out on page 7 and shows the loss for the year.

The directors do not recommend payment of an ordinary dividend.

Principal activities and review of the business

The principal activity of the company throughout the year was that of lending money.

The result for the year reflects low interest rates and in these circumstances the directors consider the result to be satisfactory. The main risk and uncertainty faced by the company is the potential for bad debts. This risk is mitigated by obtaining security for loans as well as the use of financial and operational covenants.

Approval

This strategic report was approved on behalf of the Board on 28/6/19

R Saillart

Director



Finance International Limited (formerly Finance International Plc)

Directors' report for the year ended 31 December 2018

The directors present their report together with the audited financial statements for the year ended 31 December 2018. On 3 August 2018 the company re-registered from a public limited company to a private limited company.

Results and dividends

The statement of comprehensive income is set out on page 7 and shows the loss for the year.

The directors do not recommend payment of an ordinary dividend.

Principal activities

The principal activity of the company throughout the year was that of lending money.

Directors

The directors of the company during the year were:

R Saillart
J Newland

Creditor payment policy

The company's main creditor relates to funding to support the company and this balance fluctuates as funds are transferred. There are no fixed repayment terms in respect of this creditor. Other creditors are paid in accordance with the company's contractual and other legal obligations. Terms of payment are agreed with suppliers when agreeing the terms of each transaction.

Charitable donations

During the year the company made charitable donations of £200,000 (2017 - £Nil).

Finance International Limited (formerly Finance International Plc)

Directors' report
for the year ended 31 December 2018 (*continued*)

Auditors

All of the current directors have taken all the steps that they ought to have taken to make themselves aware of any information needed by the company's auditors for the purposes of their audit and to establish that the auditors are aware of that information. The directors are not aware of any relevant audit information of which the auditors are unaware.

BDO LLP have expressed their willingness to continue in office and a resolution to re-appoint them as auditors will be proposed at the next annual general meeting.

On behalf of the Board

R Saillart



Director

Date

28/6/19

Finance International Limited (formerly Finance International Plc)

Directors' responsibilities statement for the year ended 31 December 2018

The directors are responsible for preparing the strategic report, the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Finance International Limited (formerly Finance International Plc)

Independent auditor's report

TO MEMBERS OF FINANCE INTERNATIONAL LIMITED

Opinion

We have audited the financial statements of Finance International Limited ("the Company") for the year ended 31 December 2018 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity, the statement of cash flows and notes to the financial statements, 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 Company's affairs as at 31 December 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Finance International Limited (formerly Finance International Plc)

Independent auditor's report (*continued*)

Other information

The Directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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 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 prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report and director's report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Finance International Limited (formerly Finance International Plc)

Independent auditor's report (continued)

Responsibilities of Directors

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

Use of our report

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

BDO LLP

Christopher Young (senior statutory auditor)
For and on behalf of BDO LLP, statutory auditor
London

28/06/2019

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Finance International Limited (formerly Finance International Plc)

Statement of comprehensive income for the year ended 31 December 2018

	Note	2018 £	2017 £
Turnover	2	19,990	17,250
Administrative expenses		(5,329)	(4,078)
Donations		(200,000)	-
Operating (loss)/profit	4	(185,339)	13,172
Interest payable and similar charges		-	-
(Loss)/profit on ordinary activities before taxation		(185,339)	13,172
Taxation on (loss)/profit from ordinary activities	5	-	(2,503)
(Loss)/profit on ordinary activities after taxation and total comprehensive loss for the year		(185,339)	10,669

The notes on pages 12 to 15 form part of these financial statements

Finance International Limited (formerly Finance International Plc)

Statement of financial position at 31 December 2018

<i>Company number 01973074</i>	Note	2018 £	2017 £
Current assets			
Debtors:			
- due within one year	6	2,466,355	2,375,123
- due after more than one year	6	184,439	314,088
Cash at bank and in hand		12,261	59,182
		<u>2,663,054</u>	<u>2,748,393</u>
Creditors: amounts falling due within one year	7	<u>(2,212,529)</u>	<u>(2,112,529)</u>
Total assets less current liabilities		<u>450,525</u>	<u>635,864</u>
Capital and reserves			
Called up share capital	9	12,500	12,500
Profit and loss account		438,025	623,364
Shareholders' funds		<u>450,525</u>	<u>635,864</u>

The financial statements were approved by the Board of Directors and authorised for issue on 28/6/19

R Saillart
Director

R Saillart

The notes on pages 12 to 15 form part of these financial statements

Finance International Limited (formerly Finance International Plc)

Statement of changes in equity for the year ended 31 December 2018

	Share capital £	Profit and loss account £	Total equity £
Balance at 1 January 2017	12,500	612,695	625,195
Profit for the year	-	10,669	10,669
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2017	12,500	623,364	635,864
	<hr/>	<hr/>	<hr/>
Balance at 1 January 2018	12,500	623,364	635,864
Loss for the year	-	(185,339)	(185,339)
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2018	12,500	438,025	450,525
	<hr/>	<hr/>	<hr/>

The notes on pages 12 to 15 form part of these financial statements

Finance International Limited (formerly Finance International Plc)

Statement of cash flows for the year ended 31 December 2018

	2018 £	2017 £
Cash flows from operating activities		
(Loss)/profit for the financial year	(185,339)	10,669
Adjustments for:		
Taxation expense	-	2,503
Decrease in debtors	38,418	(163,877)
Increase in creditors	100,000	200,000
Net cash (outflow)/inflow from operating activities	(46,921)	49,295
Net (decrease)/increase in cash and cash equivalents	(46,921)	49,295
Cash and cash equivalents at beginning of the year	59,182	9,887
	12,261	59,182

The notes on pages 12 to 15 form part of these financial statements

Finance International Limited (formerly Finance International Plc)

Notes forming part of the financial statements for the year ended 31 December 2018

1 Accounting policies

Finance International Limited is a private company incorporated in England and Wales and limited by shares. The registered office is Dockmaster's House, 1 Hertsmere Road, London, E14 8JJ.

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the accounting policies.

The following principal accounting policies have been applied:

Turnover

Turnover represents interest received on loans. Loan repayments received are treated as consisting of capital and interest elements. The capital element is applied to the outstanding debtor and the interest element is credited to the profit and loss account in proportion to the reducing capital element outstanding.

Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a charge attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the group can control their reversal and such reversal is not considered probable in the foreseeable future.

Reserves

The company's reserves are as follows:

- Called up share capital reserve represents the nominal value of the shares issued.
- Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

Key judgements and sources of estimation uncertainty

In preparing these financial statements the key judgement made by the directors is the recoverability of the loans to customers and other loans advanced. Factors taken into account include the security over which the individual loans are secured and the status of the loan repayments.

Finance International Limited (formerly Finance International Plc)

Notes forming part of the financial statements for the year ended 31 December 2018 (*continued*)

2 Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

3 Employees

There were no employees during the year apart from the directors who were employed in an administrative capacity. The directors did not receive any emoluments for services in either the current or comparative years.

4 Operating (loss)/profit

	2018 £	2017 £
This has been arrived at after charging:		
Auditors' remuneration	2,159	1,755
Remuneration of auditors for non-audit work - taxation services	2,328	1,380
	<u> </u>	<u> </u>

5 Taxation on (loss)/profit from ordinary activities

	2018 £	2017 £
Current tax charge	-	2,503
	<u> </u>	<u> </u>
<i>Factors affecting the tax charge for the year</i>		
(Loss)/profit on ordinary activities before tax	(185,339)	13,172
	<u> </u>	<u> </u>
(Loss)/profit ordinary activities at the hybrid rate of corporation tax in the UK of 19% (2017 – 19%)	(35,214)	2,503
Effects of:		
Group relief surrendered	35,214	-
	<u> </u>	<u> </u>
Current tax charge for year	-	2,503
	<u> </u>	<u> </u>

Finance International Limited (formerly Finance International Plc)

Notes forming part of the financial statements
for the year ended 31 December 2018 (continued)

6 Debtors

	2018 £	2017 £
Loans to customers	309,699	539,085
Amounts owed by fellow subsidiary undertaking (note 10)	2,150,127	2,150,127
Other debtors	190,966	-
	<u>2,650,793</u>	<u>2,689,212</u>

Amounts falling due after more than one year and included in the debtors above are:

	2018 £	2017 £
Loans to customers	184,439	304,875
Other debtors	-	9,213
	<u>184,439</u>	<u>314,088</u>

The amount owed by fellow subsidiary undertaking, Petchey Industrial Holdings Limited, is an unsecured interest free loan with no fixed terms of repayment.

7 Creditors: amounts falling due within one year

	2018 £	2017 £
Amounts owed to parent undertaking	2,030,478	1,930,478
Income tax on interest	178,406	175,903
Accruals and deferred income	3,645	3,645
Corporation tax	-	2,503
	<u>2,212,529</u>	<u>2,112,529</u>

The amounts owed to the parent and fellow subsidiary undertakings is amounts due to Incorporated Holdings Limited of £2,030,478 (2017 - £1,930,478), being an unsecured interest free loan repayable on demand.

Finance International Limited (formerly Finance International Plc)

Notes forming part of the financial statements
for the year ended 31 December 2018 (continued)

8 Financial instruments

The Company's financial instruments may be analysed as follows:

	2018 £	2017 £
Financial assets		
Financial assets measured at amortised cost	2,663,054	2,748,394
	<u> </u>	<u> </u>
Financial liabilities		
Financial liabilities measured at amortised cost	2,034,123	1,934,123
	<u> </u>	<u> </u>

9 Share capital

	Allotted, called up and 25p partly paid			
	2018 Number	2017 Number	2018 £	2017 £
Ordinary shares of £1 each	50,000	50,000	12,500	12,500
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

10 Related party transactions

The company is related to Petchey Industrial Holdings Limited which is a wholly owned fellow subsidiary company of IHL Property Holdings Limited. Funds are transferred to and from Petchey Industrial Holdings Limited throughout the year. As at 31 December 2018, a balance of £2,150,127 (2017 - £2,150,127) is due from the company.

11 Control

The company is a wholly owned subsidiary of IHL Property Holdings Limited, a company incorporated in the Isle of Man, which is itself owned by the Bulgham Charitable Trust, an Isle of Man discretionary trust, exclusively for the benefit of charitable beneficiaries. The trustees of the Bulgham Charitable Trust are Mr D J Morgan, Mrs A L Slee and St James's Trustees Limited.