

**SUNBORN INTERNATIONAL (UK) LIMITED**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**COMPANY NUMBER 03843168**

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# SUNBORN INTERNATIONAL (UK) LIMITED

## COMPANY INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2020

Directors:	Pekka Niemi Hans Niemi Karen Thomson
Secretary:	Goodwille Limited
Registered office:	24 Old Queen Street London United Kingdom SW1H 9HP
Registered number:	03843168 (England and Wales)
Independent Auditor:	Harmer Slater Limited Statutory Auditor Salatin House 19 Cedar Road Sutton Surrey SM2 5DA

# SUNBORN INTERNATIONAL (UK) LIMITED

## REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 DECEMBER 2020

The directors present their annual report on the affairs of Sunborn International (UK) Limited, together with the financial statements and auditor's report for the year ended 31 December 2020.

### PRINCIPAL ACTIVITY

The principal activity of the company is that of leasing a yacht, the Sunborn London, which is used as a luxury floating hotel and restaurant from the ship.

### DIRECTORS

The directors of the company during the year and up to the approval of the financial statements were as follows:

Pekka Niemi  
Hans Niemi  
Karen Thomson (appointed 26 february 2021)

### DIVIDENDS

No dividends will be distributed for the year ended 31 December 2020 (2019: £nil).

### GOING CONCERN

The directors have considered the impact of Covid-19 on the company's financial position, liquidity and future performance together with financial projections for the company over the foreseeable future and have also reviewed the ongoing committed financial support from the company's parent undertaking and are confident that this will be available for the foreseeable future. After making enquiries, the directors are satisfied that the company has sufficient resources to continue in operation for the foreseeable future, being at least 12 months from the date of signing the financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

### NON ADJUSTING EVENTS AFTER THE FINANCIAL PERIOD

The Operator ISS Facility Services Ltd announced a strategic decision to withdraw from UK hotel operations and in consequence reached a settlement exit agreement with the company to terminate the yacht lease agreement with the company with effect from 31 December 2020 with a transition period negotiated for the period from 1 January to 28 February 2021. Therefore company will take over operations on 1st March 2021 from ISS management. As a direct consequence of this termination, the Bareboat charter agreement between the company and Sunborn London Oyj was revised to account for the changes of the ISS Settlement Agreement.

There have been no other significant events between the year end and the date of approval of these financial statements which would require a change to, or disclosure in, the financial statements other than the ongoing effects of the outbreak of the contagious disease COVID-19.

This remains an emerging global risk for all individuals and businesses. It is not clear for how long the current outbreak will last or how much more extensive it will become, or the further measures that will be taken by governments and others to seek to control the outbreak and its impact.

# SUNBORN INTERNATIONAL (UK) LIMITED

## REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### FINANCIAL INSTRUMENTS

Details of financial instruments and their associated risks are given in note 16 to the financial statements.

### STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITOR

Each of the current directors who held office at the date of approval of this directors' report confirms that:

- so far as the director is aware, there is no relevant audit information, information needed by the company's auditor in connection with preparing their report, of which the company's auditor is 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 (as defined by section 418 of the Companies Act 2006) and to establish that the company's auditor is aware of that information.

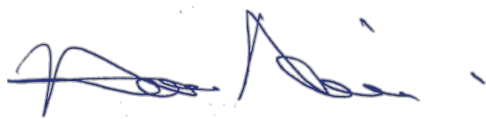
### AUDITOR

Harmer Slater Limited are deemed to be reappointed in accordance with an elective resolution made under section 386 of the Companies Act 1985 which continues in force under the Companies Act 2006.

### SMALL COMPANIES PROVISION STATEMENT

The directors have taken advantage of the small companies exemptions provided by sections 414B and 415A of the Companies Act 2006 from the requirement to prepare a strategic report and in preparing the directors' report on the grounds that the company is entitled to prepare its financial statements for the year in accordance with small companies' regime.

The directors' report was approved by the board on 29th April 2021 and signed on its behalf by:



**H Niemi**  
Director

# SUNBORN INTERNATIONAL (UK) LIMITED

## STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the report of the directors 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 company financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. 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 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 they have been prepared in accordance with IFRSs as adopted by the European Union, 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 requirements of 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.

# SUNBORN INTERNATIONAL (UK) LIMITED

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBER OF SUNBORN INTERNATIONAL (UK) LIMITED FOR THE YEAR ENDED 31 DECEMBER 2020

### Opinion

We have audited the financial statements of Sunborn International UK Limited (the 'company') for the year ended 31 December 2020 which comprise: the statement of comprehensive income, statement of financial position, statement of changes in equity, statements of cash flows, and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2020, and of its profit for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; 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

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

### 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 contained within the annual report. 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

# SUNBORN INTERNATIONAL (UK) LIMITED

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBER OF SUNBORN INTERNATIONAL (UK) LIMITED FOR THE YEAR ENDED 31 DECEMBER 2020

### 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 directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the 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 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.

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; or
- the directors were not entitled to take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

### Responsibilities of directors

As explained more fully in the directors' responsibilities statement 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, 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.



## SUNBORN INTERNATIONAL (UK) LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBER OF SUNBORN INTERNATIONAL (UK) LIMITED FOR THE YEAR ENDED 31 DECEMBER 2020

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

#### **The extent to which the audit was considered capable of detecting irregularities including fraud**

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our cumulative audit and commercial knowledge and experience of the company and the hospitality sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation and data protection, anti-bribery, employment and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement to disclosures underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, analysing legal costs to ascertain if there have been instances of non-compliance with laws and regulations

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

## SUNBORN INTERNATIONAL (UK) LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBER OF SUNBORN INTERNATIONAL (UK) LIMITED FOR THE YEAR ENDED 31 DECEMBER 2020

A further description of our responsibilities is available on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Use of the audit report**

This report is made solely to the company's member, 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 member 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 member as a body, for our audit work, for this report, or for the opinions we have formed.

.....  
**Ransford Agyei-Boamah** (Senior Statutory Auditor)  
For and on behalf of Harmer Slater Limited, Statutory Auditor  
Salatin House  
19 Cedar Road  
Sutton  
Surrey  
SM2 5DA

29th April 2021

# SUNBORN INTERNATIONAL (UK) LIMITED

## STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2020

	<b>Note</b>	<b>2020</b> £	<b>2019</b> £
<b>Continuing operations</b>			
Revenue	3	6,916,902	1,276,336
Cost of sales		(4,745,360)	-
Gross profit		<u>2,171,542</u>	<u>1,276,336</u>
Administrative expenses		(327,206)	(293,905)
Finance cost	4	(1,072,778)	(1,165,148)
Profit/(Loss) before tax	5	<u>771,558</u>	<u>(182,717)</u>
Income tax credit	7	79,294	8,796
<b>Profit /(Loss) for the year attributable to the shareholder</b>		<u>850,852</u>	<u>(173,921)</u>
<b>Total comprehensive profit/ (loss) for the year attributable to the shareholder</b>		<u>850,852</u>	<u>(173,921)</u>
<b>Profit / (Loss) per share</b>			
		<b>2020</b> £	<b>2019</b> £
Basic and diluted profit/ (loss) per share	8	<u>5.67</u>	<u>(1.16)</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## STATEMENT OF FINANCIAL POSITION

As at 31 December 2020

	Note	2020 £	2019 £
<b>Assets</b>			
Non-current assets			
Property, plant and equipment	9	525,555	656,958
Right-of-use asset	14	365,568	463,052
Total non-current assets		<u>891,123</u>	<u>1,120,010</u>
Current assets			
Trade and other receivables	10	1,744,318	1,160,098
Lease receivables	14	-	18,921,388
Cash and cash equivalents	11	2,786,831	7,816
Total current assets		<u>4,531,149</u>	<u>20,089,302</u>
Total assets		<u>5,422,272</u>	<u>21,209,312</u>
<b>Equity attributable to the shareholder</b>			
Share capital	12	150,000	150,000
Retained earnings		(71,361)	(922,213)
Total equity		<u>78,639</u>	<u>(772,213)</u>
<b>Liabilities</b>			
Non-current liabilities			
Lease liabilities	14	290,986	17,345,300
Deferred tax liabilities	15	-	79,294
Total non-current liabilities		<u>290,986</u>	<u>17,424,594</u>
Current liabilities			
Trade and other payables	13	4,957,634	2,935,123
Lease liabilities	14	95,013	1,621,808
Total current liabilities		<u>5,053,647</u>	<u>4,556,931</u>
Total liabilities		<u>5,343,633</u>	<u>21,981,525</u>
Total equity and liabilities		<u>5,422,272</u>	<u>21,209,312</u>

ON BEHALF OF THE BOARD:

The financial statements of Sunborn International (UK) Limited were approved and authorised for issue by the board of directors on 29 April 2021 and signed on its behalf by

**H Niemi**  
Director

# SUNBORN INTERNATIONAL (UK) LIMITED

## STATEMENT OF CHANGES IN EQUITY

	<i>Note</i>	<b>Share capital £</b>	<b>Retained Earnings £</b>	<b>Total £</b>
Balance at 1 January 2019		150,000	(1,123,829)	(973,829)
<b>Comprehensive income</b>			375,537	375,537
Loss for the year		150,000	(748,292)	(598,292)
Total comprehensive income for the year		-	(173,921)	(173,921)
Balance at 31 December 2019		150,000	(922,213)	(772,213)
Balance at 1 January 2020		150,000	(922,213)	(772,213)
IFRS 16 transition adjustment	14	-	-	-
Restated balance at 1 January 2020				
<b>Comprehensive income</b>				
Profit for the year		-	850,852	850,852
Total comprehensive income for the year		150,000	(71,361)	78,639
Balance at 31 December 2020		150,000	(71,361)	78,639

# SUNBORN INTERNATIONAL (UK) LIMITED

## STATEMENTS OF CASH FLOWS

For the Year Ended 31 December 2020

	2020 £	2019 £
<b>Cash flows from operating activities</b>		
Profit /(Loss) before tax	771,558	(182,717)
Finance cost	1,072,778	1,165,147
Depreciation	228,887	228,875
Non cash item - other income	(114,586)	(114,586)
Non cash item – lease termination losses	394,402	-
Increase in receivables	(584,220)	(389)
Increase in payables	2,022,511	4,297
Interest paid in cash	(1,047,944)	(1,165,147)
<b>Net cash generated from/(utilised in) operating activities</b>	<u>2,743,386</u>	<u>(64,520)</u>
<b>Cash flows from financing activities</b>		
Lease receivables	1,567,685	1,478,250
Repayment of lease liabilities	(1,532,056)	(1,414,853)
<b>Net cash generated from financing activities</b>	<u>35,629</u>	<u>63,397</u>
Net increase/(decrease) in cash and cash equivalents	2,779,015	(1,123)
Cash and cash equivalents at beginning of the year	7,816	8,939
<b>Cash and cash equivalents at end of the year</b>	<u>2,786,831</u>	<u>7,816</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 1. Nature of operation and going concern

Sunborn International (UK) Limited ('the company') is a private company limited by share capital incorporated in England and Wales under the Companies Act. Its parent and ultimate holding entity is Sunborn Oy, an undertaking incorporated in Finland. The address of the company's registered office is given on page 1. The nature of the company's operations and its principal activities are set out in the directors' report on page 2.

The directors have considered the impact of Covid-19 on the company's financial position, liquidity and future performance together with financial projections for the company over the foreseeable future and have also reviewed the ongoing committed financial support from the company's parent undertaking and are confident that this will be available for the foreseeable future. After making enquiries, the directors are satisfied that the company has sufficient resources to continue in operation for the foreseeable future, being at least 12 months from the date of signing the financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

### 2. Significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are summarised below. They have all been applied consistently throughout the year and the preceding year.

#### Statement of compliance

The financial statements of the company have been prepared on a going concern basis and in accordance with International Financial Reporting Standards ("IFRS") and their interpretations issued by the International Accounting Standards Board ("IASB"), as adopted by the European Union. They have also been prepared with those parts of the Companies Act 2006 applicable to companies reporting under IFRS.

On January 1, 2019, the company adopted IFRS 16, "Leases". The company applied the modified retrospective approach and did not restate comparative figures for prior periods. IFRS 16 defines the recognition, measurement, presentation and disclosure requirements on leases.

The standard introduces a single lessee accounting model requiring lessees to recognise right of use assets and liabilities for all leases, unless the lease term is 12 months or less, or the underlying asset has a low value. The lease liabilities are measured initially at the present value of the future lease payments, discounted by the estimated incremental borrowing rate at the date of transition. The company has used an average discount rate of 5.86%.

Lessors continue to classify the leases as finance or operating leases. Under IFRS 16, also subleases classified to finance and other leases by reference to the sublet right of use asset.

The biggest impact for the company comes from the lease contracts related to the Yacht hotel. The company has leased the yacht hotel from a related party, Sunborn London Oyj, and further sublet the right of use asset to a hotel operator until 31 December 2020. The sublease was classified as finance lease, as it substantially transferred the risks and rewards incidental to the right of use asset. The right of use asset related to the leased Yacht hotel was derecognised, and a net investment in the lease was recognised as a receivable from the hotel operator based on discounted future lease receivables until 31 December 2020. The lease contract between the company and the hotel operator was terminated by mutual agreement on 31 December 2020. The remaining right of use asset on the balance sheet relates to mooring rights. Further details are disclosed in note 14.

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### **Basis of preparation**

The financial statements are presented in GBP, rounded to the nearest pound.

The preparation of financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of IFRS that have a significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 18.

### **Revenue recognition**

The company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the activities. The company bases its estimates on historical results, taking into consideration the arrangement with the lessee. Revenue consists of interest revenue and lease termination charges from the lease contract with the hotel operator ISS Facility Services Ltd. Before adoption of IFRS 16, the company's revenue consisted of rental income. The company will be operating the hotel by itself with effect from January 2021.

The company leased out the hotel yacht "Sunborn London" to ISS Facility Services Ltd until 31 December 2020 when the lease was terminated by mutual consent. The company was entitled to certain fees, partially fixed and partially variable (contingent) until 31 December 2020.

### **Foreign currency**

Transactions in foreign currencies are translated to the functional currency at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are translated to the functional currency at the foreign exchange rate ruling at that date. Foreign exchange differences arising on translation are recognised in the income statement. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated to the functional currency at foreign exchange rates ruling at the dates the fair value was determined.



# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### Tax

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

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the Company. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

### Property, plant and equipment

Property, plant and equipment are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of property, plant and equipment includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation is charged so as to write off the cost of assets over their estimated useful lives, as follows:

- Furniture and fittings 25% reducing balance
- Improvements to property 10 years straight line

### Impairment of assets

Depreciable assets are assessed to determine any decrease in value resulting from events or changes in circumstances indicating that the carrying amount might not be recoverable. An impairment loss is recognised in the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of the fair value of the asset less selling expenses and value in use. In assessing impairment loss, assets are grouped at the lowest levels at which there are separate identifiable cash flows (cash-generating units). For assets that have been previously impaired, testing is conducted on each balance-sheet date on whether reversal should be done.

### Trade and other receivables

Trade and other receivables are amounts due from customers for services performed in the ordinary course of business.

Receivables are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of receivables is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

### Trade and other payable

Payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities. Payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

### Leases

#### *Company as a lessee*

At inception of the contract, the company assesses whether a contract is, or contains, a lease. It recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee. The right-of-use assets and the lease liabilities are presented as separate line items in the statement of financial position.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the company uses its incremental borrowing rate. It is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, plus lease payments made on or before the commencement day, less any lease incentives received and plus any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation is recognised using the straight-line basis so as to write the cost of assets over the lease term.

#### *Company as a lessor*

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as finance lease. The company recognises a lease receivable at the net present value of the lease payments receivables and derecognises the right-of-use asset when the company becomes an intermediate lessor in accordance with IFRS 16.

### 3. Revenue

	2020	2019
	£	£
Lease termination revenue	5,730,000	-
Interest income on lease receivables	1,072,315	1,161,750
Other revenue	114,587	114,586
	<u>6,916,902</u>	<u>1,276,336</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 4. Finance Cost

	2020	2019
	£	£
Interest cost on lease liabilities	1,072,778	1,165,148
	<u>1,072,778</u>	<u>1,165,148</u>

### 5. Profit/ (Loss) for the year

The profit/(loss) for the year is stated after charging:

	2020	2019
	£	£
Depreciation of owned assets	131,403	131,391
Depreciation of right to use assets	97,484	97,484
<b>Auditor's remuneration:</b>		
Audit of these financial statements	<u>8,500</u>	<u>7,900</u>

The directors review the nature and extent of non-audit services to ensure that independence is maintained.

### 6. Personnel expenses

#### Number of employees

The average number of employees during the year was as follows:

	2020	2019
Directors	<u>2</u>	<u>2</u>

No remuneration was paid to the directors during the year (2019 - £nil). They are remunerated by other group undertakings.

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 7. Income tax expense

#### Recognised in the income statement

	2020	2019
	£	£
<b>Current tax expense</b>		
UK Corporation tax	-	-
<b>Deferred taxation</b>		
Arising from reversal of timing differences	(79,294)	(8,796)
All tax recognised in the period	<u>(79,294)</u>	<u>(8,796)</u>
<b>Reconciliation of effective tax rate</b>		
	2020	2019
	£	£
Profit / (Loss) before tax	<u>771,558</u>	<u>(182,717)</u>
Income tax using the UK corporation tax rate of 19% (2019: 19%)	146,596	(34,045)
Depreciation in excess of capital allowances	15,846	13,842
Tax losses (utilised)/carried forward	<u>(162,442)</u>	<u>20,874</u>
Income tax charge	<u>-</u>	<u>-</u>

The company has unrelieved tax losses of £706,327 (2019 - £1,696,519) carried forward at 31 December 2020. These unrelieved tax losses are available for tax utilisation against future trading profits. No deferred tax asset is recognised in the Statement of Financial Position in respect of these losses.

### 8. Earnings per share

#### Basic earnings per share

The calculation of basic earnings per share at 31 December 2020 was based on the profit attributable to ordinary shareholders of £850,852 (2019: of £173,921) and a weighted average number of ordinary shares outstanding during the period ended 31 December 2020 of 150,000 (2019: 150,000) calculated as follows:

#### Profit (Loss) attributable to ordinary shareholders

	2020	2019
	£	£
Profit / (Loss) for the period	850,852	(173,921)
Loss attributable to ordinary shareholders	<u>850,852</u>	<u>(173,921)</u>

#### Weighted average number of ordinary shares

	2020	2019
	Number	Number
Number of shares in issue at beginning of year	150,000	150,000
Weighted average number of ordinary shares in issue for the year	<u>150,000</u>	<u>150,000</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 8. Earnings per share - continued

	2020	2019
	£	£
Earnings per share	5.67	(1.16)

Diluted earnings per share is the same as basic earnings per share as there were no dilutive instruments.

### 9. Property, plant and equipment

	Improvements to property £
<b>Cost</b>	
Balance at 1 January 2019	1,313,913
Balance at 31 December 2019	<u>1,313,913</u>
Balance at 1 January 2020	<u>1,313,913</u>
Balance at 31 December 2020	<u>1,313,913</u>
<b>Depreciation</b>	
Balance at 1 January 2019	525,564
Depreciation charge for the period	<u>131,391</u>
Balance at 31 December 2019	<u>656,955</u>
Balance at 1 January 2020	656,955
Depreciation charge for the period	<u>131,403</u>
Balance at 31 December 2020	<u>788,358</u>
<b>Net book value</b>	
At 31 December 2019	<u>656,958</u>
At 31 December 2020	<u>525,555</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 10. Trade and other receivables

	2020	2019
	£	£
Amounts due from group undertakings	1,126,374	1,127,154
Other receivables	617,944	32,944
	<u>1,744,318</u>	<u>1,160,098</u>

### 11. Cash and cash equivalents

	2020	2019
	£	£
Bank balances	2,786,831	7,816
	<u>2,786,831</u>	<u>7,816</u>

### 12. Capital and reserves

#### Share capital

	2020		2019	
	No.	£	No.	£
Authorised, allotted, called up and fully paid shares of £1 each	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the company.

The company has one class of share capital which carries no right to fixed income.

The retained profit reserve represents cumulative profit or losses net of dividends paid and other adjustments.

#### Capital management

The objectives when managing capital are to safeguard the entity's ability to continue as a going concern so that it can continue to increase the value of the entity for the benefit of its shareholder.

The company's capital was as follows:

	2020	2019
	£	£
Cash and cash equivalents	2,786,831	7,816
Net debt	2,786,831	7,816
Equity	78,639	(772,213)
Total capital	<u>2,865,470</u>	<u>(764,397)</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 13. Trade and other payables

	2020	2019
	£	£
<b>Current Liabilities</b>		
Trade payables	1,966	2,525
Amounts owed to group undertakings	2,903,628	2,797,502
Other payables	2,047,090	130,146
Accruals	4,950	4,950
	<u>4,957,634</u>	<u>2,935,123</u>

The directors consider that the carrying value of trade and other payables approximates to their fair value.

### 14. Leases

#### *Company is the lessee*

The company had bareboat charter agreement of Yacht hotel from related party of the group, Sunborn London until 31 December 2020 and a mooring Agreement with Rodma, which are impacted by the adoption of IFRS 16.

The standard requires the lesser to recognise a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the company uses its incremental borrowing rate. The company has used an average discount rate of 5.86%

It is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, plus lease payments made on or before the commencement day, less any lease incentives received and plus any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

On adoption of IFRS 16, the company recognised a right of use asset related to mooring rights.

As the company had further sublet the Yacht hotel to the hotel operator it becomes an intermediate lessor. IFRS16 requires the intermediate lessor to derecognise the right to use asset relating to the head lease that it transfers to the sublessee and to recognise the net investment in the sublease. Any differences arising between the right of use asset and the net investment in the sublease were recognised in statement of comprehensive income until 31 December 2020.

No right-of-use asset relating to the leased Yacht hotel was recognised by the company in the statement of financial position. As at 1 January 2020 the company recognised a gain on sublease of £375,537 in equity. Further details in relation to sub-lease are disclosed in the "company as the lessor" paragraph.

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 14. Leases - continued

#### Right- of – use assets

	<b>Mooring rights</b>
	<b>£</b>
<b>Cost</b>	
Balance at 1 January 2019	-
Additions	560,536
Balance at 31 December 2019	<u>560,536</u>
Balance at 1 January 2020	560,536
Additions	-
Balance at 31 December 2020	<u>560,536</u>
<b>Depreciation</b>	
Balance at 1 January 2019	-
Depreciation charge for the period	97,484
Balance at 31 December 2019	<u>97,484</u>
Balance at 1 January 2020	97,484
Depreciation charge for the period	97,484
Balance at 31 December 2020	<u>194,968</u>
<b>Net book value</b>	
At 31 December 2019	<u>463,052</u>
At 31 December 2020	<u>365,568</u>

#### Lease liabilities

At 31 December 2020 the company is committed to £385,998 (2019: £24,624,293) in future lease payments, none of which relates to short-term. The carrying amount of the lease liabilities approximate the fair value.

#### The following table outlines the future lease payments

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Not later than one year	114,586	2,694,588
Later than one year and not later than five years	315,112	10,749,705
Over five years	-	11,180,000
	<u>429,698</u>	<u>24,624,293</u>
Less: unearned interest cost	(43,699)	(5,657,185)
Lease liabilities	<u>385,999</u>	<u>18,967,108</u>



# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 14. Leases - continued

#### The future lease payments analysed as:

	2020	2019
	£	£
Non-current	290,986	17,345,300
Current	95,013	1,621,808
	<u>385,999</u>	<u>18,967,108</u>

#### Amounts recognised in statement of comprehensive income:

	2020	2019
	£	£
Depreciation of right-of-use assets	97,484	97,484
Interest expense on lease liabilities	1,072,778	1,165,147
	<u>1,170,262</u>	<u>1,262,631</u>

#### Cash Flows

The total cash outflows for leases amounted to £2,580,000 (2019: £2,580,000), split as follows:

- cash payments of £1,532,056 (2019: £1,414,853) for the principal portion of the lease liabilities within financing activities; and
- cash payments of £1,047,944 (2019: 1,165,147) for the interest portion of the lease liabilities within operating activities.

#### Company as the lessor

The company had leased the yacht hotel from a related party, Sunborn London Oyj, and had further sublet the right of use asset to the hotel operator until 31 December 2020. The sublease was classified as finance lease, as it substantially transferred the risks and rewards incidental to the right of use asset. The right of use asset relating to the leased Yacht hotel was derecognised, and a net investment in the lease was recognised as a receivable from the hotel operator based on discounted future lease receivables until 31 December 2020 when it was derecognised following the termination of both leases. The lease contract with Sunborn London Oyj has now been renegotiated to a short term lease.

#### Lease receivables

The company generated interest revenue from the lease contract with the hotel operator ISS Facility Services Ltd until 31 December 2020. The lease agreement was terminated with effect from 31 December 2020 and the company is expected to run the hotel going forwards. Before adoption of IFRS 16, the company's revenue consisted of rental income. The company was entitled to certain fees, partially fixed and partially variable (contingent) under the agreement with the operator. The company was also entitled to a termination fee under the lease term.

A reconciliation between the gross investment in the lease and the present value of minimum lease payments receivable as at 31 December 2020 is outlined below:

	2020	2019
	£	£
Not later than one year	-	2,640,000
Later than one year and not later than five years	-	10,560,000
Over five years	-	11,440,000
	-	<u>24,640,000</u>
Less: unearned interest income	-	(5,718,612)
<b>Lease receivable</b>	<u>-</u>	<u>18,921,388</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 14. Leases -continued

#### Amounts recognised in statement of comprehensive income:

	2020	2019
	£	£
Interest income on lease receivables	1,072,315	1,161,750
Lease termination fees receivable	5,730,000	-
	<u>6,802,315</u>	<u>1,161,750</u>

### Cash Flows

The total cash inflows for lease amounted to £2,640,000 (2019: £2,640,000)

- cash receipts of £1,567,685 (2019: £1,478,250) for the principal portion of the lease receivables within financing activities; and
- cash receipts of £1,072,315 (2019: £1,161,750) for the interest portion of the lease receivables within operating activities

### 15. Deferred Tax

	Deferred Tax
	£
At 1 January 2019 and at 31 December 2019	79,294
At 1 January 2020	79,294
Reversal of timing differences	<u>(79,294)</u>
At 31 December 2020	<u>-</u>

### 16. Financial instruments

The principal financial assets comprise: cash and cash equivalents; amounts due from group undertakings; and trade and other receivables. The financial liabilities comprise: trade payables; amount due the parent undertaking; other payables and accrued expenses. All of the financial liabilities are measured at amortised cost and their financial assets are classified as loans and receivables and measured at amortised cost.

The company held the following categories of financial instruments at 31 December 2020:

	2020	2019
	£	£
<b>Financial assets</b>		
<b>Loans and receivables:</b>		
Amounts owed by group undertakings	1,126,374	1,127,154
Other receivables	617,944	32,944
Cash at bank	2,786,831	7,816
Total financial assets	<u>4,531,149</u>	<u>1,167,914</u>
<b>Liabilities at amortised cost or equivalent:</b>		
Trade payables	(1,966)	(2,525)
Amount owed to group undertakings	(2,903,628)	(2,797,502)
Other payables	(2,047,090)	(130,146)
Accruals and deferred income	(4,950)	(4,950)
Total financial liabilities	<u>(4,957,634)</u>	<u>(2,935,123)</u>

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 16. Financial instruments - continued

The directors determine, as required, the degree to which it is appropriate to use financial instruments and hedging techniques to mitigate risks. The main risks for which such instruments may be appropriate are liquidity risk, credit risk, market risk and interest rate risk each of which is discussed below.

#### **Liquidity risk**

Liquidity risk arises from the management of working capital and the finance and principal repayments on its debt instruments. It is the risk that the company will encounter difficulty in meeting its financial obligations as they fall due.

The trade payables, other payables and accrued expenses are generally due between one and three months.

#### **Credit risk**

The principal financial assets are bank balances and cash, trade and other receivables. The credit risk is primarily attributable to its trade receivables. The amounts presented in the statement of financial position are net of allowances for doubtful debts. It is company policy to assess the credit risk of new customers and to factor the information from these credit ratings into future dealings with the customers. At the statement of financial position date there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the statement of financial position.

#### **Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The company's market risks arise from open positions in interest-bearing assets and liabilities, to the extent that these are exposed to general and specific market movements (interest rate risk). The company is not exposed to foreign exchange rate risk as all its financial assets and liabilities are denominated in British pound. The company has no significant exposure to price risk as it does not hold any equity securities or commodities.

#### **Interest rate risk**

Company's interest rate risk principally arises from long-term loan receivable and borrowing. As they bear variable interest rates, they expose the company to cash flow interest rate risk. On the other hand, not having loan receivables and borrowings at fixed rates, does not expose the company to fair value interest rate risk. Trade and other receivables and trade and other payables are interest free and with a term of less than one year, so it is assumed that there is no interest rate risk associated with these financial assets and liabilities.

Company's interest rate risk is monitored on a regular basis. Various scenarios are simulated, taking into consideration refinancing, renewal of existing positions and alternative financing sources.

#### **Fair values**

In the directors' opinion there is no material difference between the book value and fair value of any of the financial instruments.

#### **Classes of financial instruments**

The classes of financial instruments are the same as the line items included on the face of the statement of financial position and have been analysed in more detail in the notes to the accounts. All the company's financial assets are categorised as receivables and all financial liabilities are measured at amortised cost.

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 17. Related parties

The company's related parties are Sunborn group entities controlled by Sunborn Oy and the board of directors of the company, the board of directors of the parent company Sunborn Oy together with their close family members, and companies controlled by these individuals.

The cost of sales for the company arises from a single lease contract with its sister company Sunborn London Oyj (since August 2016) and before August 2016 with Sunborn International Oy, under which the Sunborn London Oyj has leased the yacht hotel to the company to enable rental income to be earned. The lease expense from the contract during 2020 amounted to £2,580,000 (2019: £2,580,000).

At the year end the company was owed by Sunborn International OY £1,126,374 (2019: £1,126,374) and owed to Sunborn London Oy £2,786,831 (2019: £2,797,502) and Sunborn International Holding Oy £34,628 (2019: Nil). These amounts are interest free and repayable on demand.

### 18. Critical accounting estimates and judgements

The details of the accounting policies are presented in accordance with International Financial Reporting Standards as set out in Note 2 to the financial statements. The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year.

The risk associated with going concern as explained in note 1 is considered by management to be the only critical judgement and estimate for investors to understand when considering some of the processes and reasoning that go into the preparation of the company's financial statements, providing some insight also to uncertainties that could impact the company's financial results.

### 19. Smallest and largest group accounts

The smallest and largest group in which the results of the company are consolidated is that of Sunborn Oy, the financial statements of which can be obtained from Juhana Hertuan Puistokatu 23, 20100 Turku, Finland.

### 20. Non adjusting events after the financial period

The Operator ISS Facility Services Ltd announced a strategic decision to withdraw from UK hotel operations and in consequence reached a settlement exit agreement with the company to terminate the yacht lease agreement with the company with effect from 31 December 2020 with a transition period negotiated for the period from 1 January to 28 February 2021. Therefore company will take over operations on 1st March 2021 from ISS management. As a direct consequence of this termination, the Bareboat charter agreement between the company and Sunborn London Oyj was revised to account for the changes of the ISS Settlement Agreement.

There have been no other significant events between the year end and the date of approval of these financial statements which would require a change to, or disclosure in, the financial statements other than the ongoing effects of the outbreak of the contagious disease COVID-19.

This remains an emerging global risk for all individuals and businesses. It is not clear for how long the current outbreak will last or how much more extensive it will become, or the further measures that will be taken by governments and others to seek to control the outbreak and its impact.

# SUNBORN INTERNATIONAL (UK) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020 (CONTINUED)

### 21. Application of new and revised International Financial Reporting Standards (IFRSs)

#### New and amended Standards and Interpretations applied

The following new and amended Standards and Interpretations have been issued and are effective for the current financial period.

In the current year, the company has applied a number of amendments to Standards and Interpretations issued by the IASB that are effective for an annual period that begins on or after 1 January 2020. These have not had any material impact on the amounts reported for the current and prior years.

<b>Standard or Interpretation</b>	<b>Effective for annual periods commencing on or after</b>
Definition of a Business (Amendments to IFRS 3)	1 January 2020
Amendments to IAS 1 and IAS 8 – definition of material	1 January 2020
Conceptual Framework – Amendments to References to the Conceptual Framework in IFRS Standards	1 January 2020

#### New and revised Standards and Interpretations in issue but not yet effective

At the date of authorisation of these financial statements, the company has not early adopted the following amendments to Standards and Interpretations that have been issued but are not yet effective:

<b>Standard or Interpretation</b>	<b>Effective for annual periods commencing on or after</b>
Narrow scope amendments to IFRS 3, IAS 16 and IAS 37	1 January 2022
Annual improvements to IFRS Standards 2018-2020	1 January 2022
Amendments to IAS 1: Classification of Liabilities as	1 January 2022

As yet, none of these have been endorsed for use in the UK and will not be adopted until such time as endorsement is confirmed. The directors do not expect any material impact as a result of adopting the standards and amendments listed above in the financial year they become effective.

From 1 January 2021 the company will apply UK-adopted IAS. At the date of application, both UK-adopted IAS and EU-adopted IFRS will be the same.