

LONDON STADIUM 185 LIMITED

AUDITED ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

LONDON STADIUM 185 LIMITED

COMPANY INFORMATION

Directors

G Olive
D Raczkowski
M Camley
G M M Murphy
L Garner
P Swordy

Registered number

09359341

Registered office

The Stadium at Queen Elizabeth Olympic Park
London
E20 2ST

Independent auditors

Ernst & Young LLP
400 Capability Green
Luton
Bedfordshire
LU1 3LU

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**STRATEGIC REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Introduction

The Directors present their strategic report of the company for the year ended 31 March 2020.

The company's mission remains unchanged and is set to deliver a multi-event schedule at the London Stadium and maximise its commercial development.

Business review

Over the past 12 months, London Stadium has attracted over 1 million visitors, with West Ham United Football Club playing 18 competitive matches, one concert in June (Muse), two Athletics events in July and two Major League Baseball games (New York Yankees v Boston Red Sox) for the first time in Europe in the summer.

Recent developments and improvements at the Stadium have been designed with technology in mind, providing the platform for a safe, secure and fully 'connected' experience. During the year work was completed on the high-density Wi-Fi system installation within the Stadium, in preparation for roll-out when visitors return. This substantial capital investment should reap the rewards by making the stadium more attractive to commercial partners and event owners, with customers able to enjoy free and fast download speeds improving their event day experience. The installation of EE's 5G network was also completed, bringing increased speed and reliability for visitors to the Stadium.

Following the impact of the COVID pandemic, work was completed on security and safety protocols at the Stadium, in line with government guidelines for returning staff to work, with updated hygiene and signage throughout the venue, and Stadium staff successfully delivered the venue management for behind closed doors Premier League matches for the completion of the 2019/20 season.

The company continues to further improve the Stadium offering, and has laid the groundwork to provide a best-in-class customer experience for the return of fans to the country's most successful multi-use venue in 2020 and beyond. The company's event and commercial strategies are underpinned by a resolute commitment to the Stadium's surrounding communities and to further enhancing its partnerships with LLDC and London Borough of Newham to ensure that local residents benefit from access to tickets, jobs and facilities.

This has been a fantastic and rewarding fourth year operating and managing the Stadium and associated areas.

Principal Risks and Uncertainties

The directors have undertaken a continual assessment of the effect and uncertainties the Covid-19 pandemic may have on financial performance, including but not limited to a review of contractual obligations, essential headcount requirements and staff welfare.

The principal risk identified was that of non-delivery of existing commercial rights, and not maximising new commercial opportunities. The Stadium, as part of the LLDC group including Queen Elizabeth Olympic Park, and following the appointment of the Chief Commercial Officer, continues to explore all joint commercial opportunities.

Outlook

The Stadium completed work on a new seat configuration in summer 2020, in time for the new Premier League season, bringing the seats closer to the pitch and more versatile when transitioning for summer events.

In early December 2020, the Stadium Team has successfully planned and delivered the return of fans to the Stadium, ensuring a safe environment is maintained at all times and in line with the latest government safety guidelines. The Stadium has also overseen the safe re-opening of the Community Track for public use.

This report was approved by the Board on 17 December 2020 and signed on its behalf.



.....
Graham Olive
Director

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2020**

Company registration number: 09359341

The financial statements cover the 12 months from 1 April 2019 to 31 March 2020.

The financial statements have been presented in pounds sterling currency and amounts have been rounded to the nearest pound sterling.

The directors present their report and the financial statements for the year ended 31 March 2020.

Directors' responsibilities statement

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 period. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Principal activity

The principal activity of the company in the year under review was that of the management and the operations of the London Stadium at Queen Elizabeth Olympic Park.

Results and dividends

The loss for the period, after taxation, amounted to £1,383,885 (2019 - loss £651,340).

The directors did not recommend any payment of ordinary dividend during the financial year to 31 March 2020.

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020**

Directors

The directors who served during the year were:

G Olive
D Raczkowski
M Camley
G M M Murphy
L Garner
P Swordy (appointed 15 May 2019)

Qualifying third-party and pension scheme indemnity provisions

A Group Personal Pension Scheme has been put in place with Royal London Pension Provider and the setup of the scheme was activated on 1 August 2017. The directors Graham Olive, Darren Raczkowski and Peter Swordy are recipients of the Royal London Group Pension Scheme. Beforehand a Group Pension Scheme was in place with Scottish Equitable PLC trading as Aegon of which only Graham Olive was a recipient of before the switch to Royal London.

A Group Private Medical cover was put in place at BUPA Insurance Limited, for the employees of London Stadium 185 Limited. The directors Graham Olive, Darren Raczkowski and Peter Swordy are recipients of the BUPA health insurance and their subscription cover (No. 55314009737) was effective respectively as from 3 August 2015, 18 September 2018 and 27 November 2017.

The directors Graham Olive, Darren Raczkowski and Peter Swordy are also recipients of the Canada Life Group Life Assurance Scheme and their subscription cover (Policy E18693/1/L) was effective respectively as from 23 September 2015, 1 January 2017 and 9 February 2018.

Political contributions

There were no political donations made by the company during the financial year in review.

Future developments

The directors aim to continue developing the management policies and procedures to sustain the company's development, and to maximise the commercial development of the company through event deals and partnership deals.

In addition to the seating improvements, work has commenced on upgrading the Stadium floodlights to energy saving state-of-the-art LEDs. London Stadium is installing a state-of-the-art LED lighting system that will improve visibility and uniformity on the field of play, while also enhancing the overall entertainment experience with cutting-edge special effects technology. In addition to benefits of clarity and brightness, the LED lights improve energy efficiency and promote sustainability with a longer-term solution for event lighting at the venue.

The venue will look to adopt a fully 'cashless' experience for visitors, allowing convenient and contactless points of payment for all retail and refreshment purchases. The reduced queueing time, increased speed of service and improved hygiene will allow fans to miss less of the action while having peace of mind at point of sale. All bars, restaurants, kiosks, programme sellers and retail outlets in the outer island will go cashless, improving the overall customer experience.

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020**

Going Concern

Following approval, in March 2020, of London Stadium 185 Limited's (LS185) twelve-month budget and cash forecast for the financial year 2020/21 by the E20 Stadium LLP (E20 LLP) Board, LS185 has benefitted from agreed improvements to contractual arrangements including the UK Athletic Concession Agreement and the West Ham United Football Club Concession Agreement with E20 Stadium LLP. However, forecasts in relation to the cost of hosting West Ham United Football Club matches continue to present challenges for the long-term future financial performance of the Stadium.

The outbreak of COVID-19 at the end of the 2019/20 year presents a unique and significant challenge to the company. LS185 has carried out a detailed assessment of the likely impact of COVID-19 on its financial position and performance during 2020/21 and beyond.

The Directors have a reasonable expectation based on projections and the Greater London Authority's commitment to provide support for the whole LLDC Group, including LS185, that adequate funding and liquidity will be made available for a period of at least one year from the date of approval of these accounts.

Accordingly, the directors adopt the going concern basis in preparing the annual report and financial statements.

Employees

Following work done in the previous year, the directors have taken several actions during the year to maintain and develop arrangements aimed at involving UK employees in the entity's affairs. There is a systematic provision of relevant information to employees through weekly team meetings in which the Senior Executive Team shares information and discusses strategic matters. There is a regular consultation with employees so that employee's views may be considered in making decisions that are likely to affect their interests. The employees are made aware of the financial and economic factors affecting the company's performance.

The directors will abide by the UK policy for giving full and fair consideration to applications for employment from disabled people, the policy for employment, training, career development and promotion of disabled people and for the continuing employment and training of employees who might have become disabled while employed by the company.

All vacancies are advertised locally through Newham Workplace as well as more widely dependent on any specialism required.

Disclosure of information to auditors

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

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

Post balance sheet events

There are no post balance sheet events.

Auditors

The auditors, Ernst & Young LLP, Statutory Auditors, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020**

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

A handwritten signature in black ink, appearing to read 'G Olive', with a long horizontal flourish extending to the right.

Graham Olive
Director

Date: 17 December 2020

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON STADIUM 185 LIMITED

Opinion

We have audited the financial statements of London Stadium 185 Limited for the period ended 31 March 2020 which comprise Statement of financial position, the Statement of comprehensive income, the Statement of changes in equity and the related notes 1 to 18, 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 FRS 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 company's affairs as at 31 March 2020 and of its loss for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; 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 below. 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.

Other information

The other information comprises the information included in the annual report set out on pages 1-5, 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 this 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 the other information, we are required to report that fact.

We have nothing to report in this regard.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON STADIUM 185 LIMITED
(CONTINUED)**

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 the 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 or 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 2, 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 on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON STADIUM 185 LIMITED
(CONTINUED)**

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.



Andrew Brittain (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London
22 December 2020

LONDON STADIUM 185 LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2020

	Note	12 months ended 31 March 2020	15 months ended 31 March 2019
Turnover	5	23,916,027	29,354,939
Cost of sales		(15,362,306)	(16,753,268)
Gross profit		8,553,721	12,601,671
Administrative expenses		(9,937,606)	(13,263,596)
Operating loss		(1,383,885)	(661,925)
Interest receivable and similar income	9	0	10,585
Loss before tax		(1,383,885)	(651,340)
Tax on loss	10	0	0
Loss for the financial period		(1,383,885)	(651,340)
Other comprehensive income & expenditure		0	0
Total comprehensive income and expenditure		(1,383,885)	(651,340)

The notes on pages 13 to 25 form part of these financial statements.

All transactions are from continuing operations.

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2020

		31 March 2020	31 March 2019
	Note		
Fixed Assets			
Tangible fixed assets	11	<u>4,212,246</u>	<u>3,688,678</u>
		4,212,246	3,688,678
Current Assets			
Debtors: amounts falling due within one year	12	4,081,179	4,261,164
Cash at bank and in hand	13	<u>3,492,201</u>	<u>3,448,398</u>
		7,573,380	7,709,562
Creditors: amounts falling due within one year	14	(10,883,628)	(8,118,607)
Net Current (Liabilities)/Assets		(3,310,248)	(409,045)
Total Assets less Current Liabilities		<u>901,998</u>	<u>3,279,633</u>
Creditors: amounts falling due after more than one year	15	(2,921,254)	(4,015,004)
Net (Liabilities)/Assets		<u>(2,019,256)</u>	<u>(735,371)</u>
Capital and Reserves			
Called up share capital	16	30,000	30,000
Ear Marked reserves		505,000	405,000
Profit and loss account		(2,554,256)	(1,170,371)
Net (Deficit)/Surplus		<u>(2,019,256)</u>	<u>(735,371)</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 17 December 2020



.....
Graham Olive
 Director

The notes on pages 13 to 25 form part of these financial statements.

LONDON STADIUM 185 LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2020**

	Called up share capital	Other Reserves	Profit and loss account	Total equity
	£	£	£	£
At 1 January 2018	30,000	0	(519,031)	(489,031)
Comprehensive income for the year				
Loss for the year			(651,340)	(651,340)
Other Movement		405,000		405,000
Total comprehensive income for the year	<u>0</u>	<u>405,000</u>	<u>(651,340)</u>	<u>(246,340)</u>
At 31 March 2019	<u>30,000</u>	<u>405,000</u>	<u>(1,170,371)</u>	<u>(735,371)</u>
Comprehensive income for the year				
Loss for the year			(1,383,885)	(1,383,885)
Other Movement		100,000		100,000
Total comprehensive income for the year	<u>0</u>	<u>100,000</u>	<u>(1,383,885)</u>	<u>(1,283,885)</u>
At 31 March 2020	<u>30,000</u>	<u>505,000</u>	<u>(2,554,256)</u>	<u>(2,019,256)</u>

The notes on pages 13 to 25 form part of these financial statements.

LONDON STADIUM 185 LIMITED

ANALYSIS OF NET DEBT
FOR THE YEAR ENDED 31 MARCH 2020

	At 1 April 2019	Cash inflows	At 31 March 2020
	£	£	£
Cash at bank and in hand	3,448,398	43,803	3,492,201
	<hr/>	<hr/>	<hr/>
	<u>3,448,398</u>	<u>43,803</u>	<u>3,492,201</u>

The notes on pages 13 to 25 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

1. Statutory Information

London Stadium 185 Limited is a private limited company, limited by shares and is incorporated and domiciled in England and Wales. The Company registration number is 09359341 and the registered office address is at The Stadium at Queen Elizabeth Olympic Park, London E20 2ST, United Kingdom.

The principal activity of the Company in the year under review was operation, management and commercial development of Sports Facilities (the Stadium at Queen Elizabeth Olympic Park).

2. Compliance with Accounting Standards

The financial statements have been prepared under the historical cost convention and in accordance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") (effective January 2015) and the Companies Act 2006.

3. Accounting Policies

3.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006. The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 4).

The following principal accounting policies have been applied:

3.2 Going Concern

The directors of the Company have assessed the entity's ability to continue as a going concern. It has considered all available information about the future of the entity. The directors have prepared the financial statements on the going concern basis.

3.3 Exemptions for qualifying entities under FRS 102

The Company is a "qualifying company" for the purpose of FRS 102 and has taken advantage of the disclosure exemption relating to the provision of a cash flow statement in accordance with FRS 102 paragraph 1.12 (b) and the disclosure of the total compensation paid to key management personnel in accordance with FRS 102 paragraph 1.12 (e).

In accordance with FRS 102 paragraph 33.1A, transactions entered into by the Company and other wholly owned members of the group are not disclosed within the notes to the financial statements.

3.4 Consolidated financial statements

On the 21 January 2019, further to an agreement between E20 Stadium LLP, the Stadium owner, and Vinci Stadium SAS, the shares of London Stadium 185 Ltd were acquired by E20 Stadium LLP. Prior to that, the Company was a wholly owned subsidiary of Vinci Stadium SAS from the date of its incorporation on 17 December 2014, and its ultimate parent VINCI SA domiciled in France. For the 2019/20 financial year, London Stadium 185 Ltd was fully consolidated into E20 Stadium LLP's Group accounts.

NOTES TO THE FINANCIAL STATEMENTS FOR
THE YEAR ENDED 31 MARCH 2020

3. Accounting Policies (continued)

E20 Stadium LLP has prepared group accounts for the year ended 31 March 2020, which consolidates London Stadium 185 Ltd. The E20 Stadium LLP Group is fully consolidated into the group accounts of its parent, London Legacy Development Corporation (LLDC).

3.5 Foreign currency translations

(i) Functional and presentation currency

The Company's functional and presentation currency is the Pounds Sterling currency and amounts have been rounded to the nearest pounds sterling.

(ii) Transactions and balances

Transactions denominated in foreign currencies are translated into the functional currency of pounds sterling and recorded at the rate of exchange ruling at the date of the transactions.

Monetary assets and liabilities in foreign currencies are translated at the rates of exchange ruling at the balance sheet date, or, where applicable, agreed settlement rates. All exchange differences are dealt with through the income statement.

Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the income statement within 'finance (expense)/income'. All other foreign exchange gains and losses are presented in the profit and loss account within 'Other operating (losses)/gains'.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

3. Accounting Policies (continued)

3.6 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the year in which the services are provided in accordance with the stage of completion of the contract when all the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

Revenue represents income recognised at invoiced amounts less value added tax and comprises of:

- (i) Funds Receivable - Recharges
- (ii) Funds Receivable - Annual Covered Fixed Costs
- (iii) Revenue from the caterer
- (iv) Revenue related to events
- (v) Revenue related to Connected Stadium
- (vi) Revenues related to commercial partnerships

3.7 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

3.8 Employee benefits

The Company provides a range of benefits to employees, including annual bonus arrangements, paid holiday arrangements, private medical cover, income protection life assurance and defined contribution pension plans.

(i) Short term benefits

Short term benefits, including holiday pay, childcare vouchers and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

(ii) Private medical cover

The Company operates a group private medical cover scheme for its employees. The benefits that are covered under that scheme include treatment as an out-patient, treatment in hospital, cancer treatment, mental health treatment, treatment at home and cash benefits for in-patient treatment. The scheme provider applies the Moratorium underwriting method.

Payments are recognised as an expense when they are due. The assets of the scheme are held separately from the Company in independently administered funds.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

3. Accounting Policies (continued)

3.8 Employee benefits (continued)

(iii) Group life assurance

The Company operates a group life assurance scheme for its employees. The group life assurance scheme is a scheme under which the company pays premiums into a separate entity. Once the premiums have been paid, the Company has no further payment obligations. The premiums payments are recognised as an expense when they are due. The assets of the scheme are held separately from the Company in independently administered funds.

(iv) Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the Company in independently administered funds.

3.9 Taxation

Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and 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.

The current income tax charge is calculated based on tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company has traded.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- 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; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

Current or deferred taxation assets and liabilities are not discounted.

3.10 Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

**NOTES TO THE FINANCIAL STATEMENTS FOR
THE YEAR ENDED 31 MARCH 2020**

3. Accounting Policies (continued)

3.11 Tangible Fixed Assets

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

At each reporting date the Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

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

The estimated useful lives range as follows (years):

Office Premises	- 5
Refurbishment of Medical Rooms	- 5
Software Development	- 3
Equipment and Tools	- 3
License Fees	- 24
IT Development	- 7
Turf Equipment	- 7
Hospitality and Commercial	- 7
Fixtures and Fittings, Plant & Machinery	- 5
Stadium Grow Lighting	- 7

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

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

3.12 Government grants

Government grants are recognised in the income statement to match them with the expenditure towards which they are intended to contribute. To the extent that the grant is made as a contribution towards expenditure on a fixed asset, and since the company is governed by the accounting and reporting requirements of UK company legislations, the grant is not deducted from the purchase price or production costs of the fixed asset. In this case, the amount so deferred has been treated as deferred income.

A government grant has been recognised in the income statement until the conditions for its receipt have been complied with, and there is reasonable assurance that the grant will be received.

Government capital grants has been released and recognised in the income statement, to the extent that they match with the depreciation level of the fixed assets purchased with the grants.

NOTES TO THE FINANCIAL STATEMENTS FOR
THE YEAR ENDED 31 MARCH 2020

3. Accounting Policies (continued)

3.13 Leased assets

At inception, the Company assesses agreements that transfer the right to use assets. The assessment considers whether the arrangement is, or contains, a lease based on the substance of the arrangement.

(i) Finance leased assets

Leases of assets that transfer substantially all the risks and rewards incidental to ownership are classified as finance leases.

Finance leases are capitalised at commencement of the lease as assets at the fair value of the leased asset or, if lower, the present value of the minimum lease payments calculated using the interest rate implicit in the lease. Where the implicit rate cannot be determined, the Company's incremental borrowing rate is used. Incremental direct costs, incurred in negotiating and arranging the lease, are included in the cost of the asset.

Assets are depreciated over the shorter of the lease term and the estimated useful life of the asset. Assets are assessed for impairment at each reporting date.

The capital element of lease obligations is recorded as a liability on inception of the arrangement. Lease payments are apportioned between capital repayment and finance charge, using the effective interest rate method, to produce a constant rate of charge on the balance of the capital repayments outstanding.

The Company does not currently have any finance leased assets.

(ii) Operating leased assets

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Rentals payable under operating leases are charged to the income statement on a straight-line basis over the period of the lease.

3.14 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

3.15 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

3.16 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

NOTES TO THE FINANCIAL STATEMENTS FOR
THE YEAR ENDED 31 MARCH 2020

3. Accounting Policies (continued)

3.17 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

In particular:

- (i) Restructuring provisions are recognised when the Company has a detailed, formal plan for the restructuring and has raised a valid expectation in those affected by either starting to implement the plan or announcing its main features to those affected and therefore has a legal or constructive obligation to carry out the restructuring; and
- (ii) Provision is not made for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

3.18 Financial liabilities

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form.

Financial liabilities within the scope of IAS 39 are initially classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group determines the classification of its financial liabilities at initial recognition. All financial liabilities are recognised initially at fair value and in the case of loans and borrowings, plus directly attributable transaction costs.

Subsequently, the measurement of financial liabilities depends on their classification as follows:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss includes financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are acquired for the purpose of repurchasing in the near term. Derivatives, including separately embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognised in profit or loss.

LONDON STADIUM 185 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

3. Accounting Policies (continued)

3.18 Financial liabilities (continued)

Derecognition of financial liabilities

A liability is derecognised when the contract that gives rise to it is settled, sold, cancelled or expires.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such as an exchange or modification, this is treated as a derecognition of the original liability, such that the difference in the respective carrying amounts together with any costs or fees incurred are recognised in profit or loss.

4. Judgments in applying Accounting Policies and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in note 3, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered relevant. Actual results may differ from the estimates.

5. Turnover

All turnover arose from the Company's sole principal activity which is the management and operation of the London Stadium at Queen Elizabeth Olympic Park in London.

All turnover arose within the United Kingdom.

6. Employees

Staff costs, including directors' remuneration, were as follows:

	12 months ended 31 March 2020	15 months ended 31 March 2019
	£	£
Wages and salaries; Directors Benefits	1,599,702	1,611,090
Social security costs	180,174	169,017
Pension costs and aggregate benefits receivable	140,722	122,010
	<u>1,920,598</u>	<u>1,902,117</u>

The average monthly number of employees, including the directors, during the year was as follows:

	12 months ended 31 March 2020	15 months ended 31 March 2019
Management and staff	<u>28</u>	<u>25</u>

LONDON STADIUM 185 LIMITED

**NOTES TO THE FINANCIAL STATEMENTS FOR
THE YEAR ENDED 31 MARCH 2020**

7. Audit Remuneration

	12 months ended 31 March 2020	15 months ended 31 March 2019
	£	£
Audit Remuneration	<u>30,000</u>	<u>27,897</u>
	<u>30,000</u>	<u>27,897</u>

8. Directors' Remuneration

	12 months ended 31 March 2020	15 months ended 31 March 2019
	£	£
Directors' emoluments	<u>429,924</u>	<u>389,457</u>
	<u>429,924</u>	<u>389,457</u>

During the year retirement benefits were accruing to 2 directors (2019 - 2) in respect of defined contribution pension schemes.

The total expense for the highest paid director was £176,332 (2019 - £209,750).

The value of the Company's contributions paid to a defined contribution pension scheme in respect of the highest paid director amounted to £16,793 (2019 - £48,875).

9. Interest Receivable

	12 months ended 31 March 2020	15 months ended 31 March 2019
	£	£
Other interest receivable	<u>0</u>	<u>10,585</u>
	<u>0</u>	<u>10,585</u>

LONDON STADIUM 185 LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

10. Taxation

	12 months ended 31 March 2020 £	15 months ended 31 March 2019 £
Corporation tax		
Current tax on profits for the year	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>
Group taxation relief	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>
Total current tax	<u><u>0</u></u>	<u><u>0</u></u>

Factors affecting tax charge for the period/year

The tax assessed for the year is the same as (2019 – same as) the standard rate of corporation tax in the UK of 19% (2019 – 19%). The differences are explained below:

	12 months ended 31 March 2020 £	15 months ended 31 March 2019 £
Loss in ordinary activities before tax	<u><u>(1,383,885)</u></u>	<u><u>(651,340)</u></u>
Loss on ordinary activities multiplied by standard date or corporation tax in the UK of 19%	(262,938)	(123,755)
Effects of:		
Non-tax deductible depreciation	211,721	213,175
Capital Grant release not subject to tax	(207,812)	(197,313)
Unrelieved tax losses carried forward	259,029	107,893
Group Relief	0	0
Total tax (credit) / charge for the year	<u><u>0</u></u>	<u><u>0</u></u>

LONDON STADIUM 185 LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

11. Tangible Fixed Assets

	Office Premises	Refurbishment of Medical Rooms	Hospitality and Commercial Fixtures and Fittings	Stadium Grow Lighting	Plant and Machinery
	£	£	£	£	£
Cost or valuation					
At 1 April 2019	130,127	62,573	2,202,742	823,181	185,122
Additions	8,175	0	0	0	0
Revaluations					
At 31 March 2020	<u>138,302</u>	<u>62,573</u>	<u>2,202,742</u>	<u>823,181</u>	<u>185,122</u>
Depreciation					
At 1 April 2019	72,382	44,100	864,133	264,835	18,345
Charge for the year on owned assets	26,892	11,106	337,846	118,242	10,537
At 31 March 2020	<u>99,274</u>	<u>55,206</u>	<u>1,201,979</u>	<u>383,077</u>	<u>28,882</u>
Net book value					
At 31 March 2020	<u>39,028</u>	<u>7,367</u>	<u>1,000,763</u>	<u>440,104</u>	<u>156,240</u>
At 31 March 2019	<u>57,745</u>	<u>18,473</u>	<u>1,338,609</u>	<u>558,346</u>	<u>166,777</u>
		Equipment and Tools & Turf Equipment	Software & IT Development	License Fees	Total
		£	£	£	£
Cost or valuation					
At 1 April 2019		882,235	1,809,378	142,670	6,238,028
Additions		38,961	1,590,754	0	1,637,890
At 31 March 2020		<u>921,196</u>	<u>3,400,132</u>	<u>142,670</u>	<u>7,875,918</u>
Depreciation					
At 1 April 2019		624,266	642,026	19,261	2,549,348
Charge for the year on owned assets		108,867	486,523	14,311	1,114,324
At 31 March 2020		<u>733,133</u>	<u>1,128,549</u>	<u>33,572</u>	<u>3,663,672</u>
Net book value					
At 31 March 2020		<u>188,063</u>	<u>2,271,583</u>	<u>109,098</u>	<u>4,212,246</u>
At 31 March 2019		<u>257,969</u>	<u>1,167,352</u>	<u>123,409</u>	<u>3,688,678</u>

LONDON STADIUM 185 LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

12. Debtors

	31 March 2020	31 March 2019
	£	£
Trade Debtors	4,393,153	3,395,601
Other Debtors	(311,974)	865,563
	<u>4,081,179</u>	<u>4,261,164</u>

13. Cash and cash equivalents

	31 March 2020	31 March 2019
	£	£
Cash at bank and in hand	<u>3,492,201</u>	<u>3,448,398</u>
	<u>3,492,201</u>	<u>3,448,398</u>

14. Creditors: Amounts falling due within one year

	31 March 2020	31 March 2019
	£	£
Trade creditors	1,171,300	2,078,636
Other taxation and social security	151,933	78,889
Other creditors	608,607	606,627
Accruals and deferred income	8,951,789	5,354,455
	<u>10,883,628</u>	<u>8,118,607</u>

15. Creditors: Amounts falling due after more than one year

	31 March 2020	31 March 2019
	£	£
Deferred Income	<u>2,921,254</u>	<u>4,015,004</u>
	<u>2,921,254</u>	<u>4,015,004</u>

Included within Deferred Income are:

Deferred Income - Capital Costs Contribution:	190,000	190,000
Deferred Income - Grant Capital Contribution:	2,731,254	3,825,004

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

16. Share capital

	31 March 2020	31 March 2019
	£	£
Allotted, called up and fully paid	<u> </u>	<u> </u>
30,000 Ordinary shares of £1 each	<u><u>30,000</u></u>	<u><u>30,000</u></u>

17. Pension commitments

The Company operates a defined contribution pension scheme for its employees.

The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company to the fund and amounted to £120,355 (2019 - £100,832). The amount outstanding at the year-end was £38,647.

18. Controlling party

London Stadium 185 Ltd is a wholly-owned subsidiary of E20 Stadium LLP, which owns 100% of the share capital and has full control.

It is included in the consolidated financial statements of E20 Stadium LLP which are filed with the Companies House. The ultimate controlling party is the London Legacy Development Corporation, a functional body of the Greater London Authority.