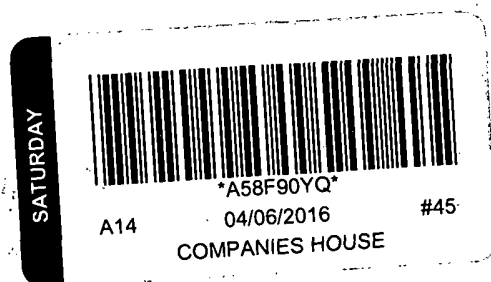


ALLIED DUNBAR PROPERTY SERVICES LIMITED

REPORTS AND FINANCIAL STATEMENTS

31 DECEMBER 2015

COMPANY REGISTRATION NUMBER: 362582



Allied Dunbar Property Services Limited (company registration number 362582)

The directors present the strategic report, their report and the financial statements for Allied Dunbar Property Services Limited ("the Company") for the year ended 31 December 2015.

STRATEGIC REPORT

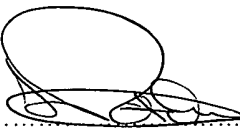
The Company did not trade during the year or the previous year and there has been no change in the Company's financial position.

The Company is a limited company domiciled and incorporated in England and Wales. The registered office is The Grange, Bishops Cleeve, Cheltenham, Gloucestershire, GL52 8XX.

The directors do not intend for the Company to trade in the foreseeable future.

On behalf of the Board

Secretary



Name

..... IAN RITCHIE

For and on behalf of Zurich Corporate Secretary (UK) Limited

Date

..... 31 MAY 2016

Allied Dunbar Property Services Limited

DIRECTORS' REPORT

Directors

The directors who served during the year were:

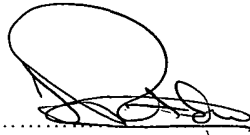
J D Sutherland
J Vaughan-Williams

There have been no appointments or resignations between the end of the financial year and the date of signing these financial statements.

Qualifying third party indemnity provisions (as defined in Section 234(2) of the Companies Act 2006) have been in force for the benefit of directors during the year and remain in force as at the date of this Directors' Report.

On behalf of the Board

Secretary



Name

..... IAN RITCHIE

For and on behalf of Zurich Corporate Secretary (UK) Limited

Date

..... 31 MAY 2016

Allied Dunbar Property Services Limited

BALANCE SHEET

at 31 December 2015

	Note	2015 £	2014 £
<hr/>			
<u>Current Assets</u>			
Debtors	4	1,749,637	1,749,637
		<hr/>	<hr/>
Net Assets		1,749,637	1,749,637
		<hr/>	<hr/>
 <u>Capital and Reserves</u>			
Called Up Share Capital	5	39,600	39,600
Profit and Loss Account		1,710,037	1,710,037
		<hr/>	<hr/>
Total Shareholder's Funds		1,749,637	1,749,637
		<hr/>	<hr/>

For the year ended 31 December 2015 the Company was entitled to an exemption from the obligation to have the financial statements audited under section 480 of the Companies Act 2006 ("the Act").

No member has required the Company to obtain an audit of the financial statements for the year ended 31 December 2015 in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The Company was dormant throughout the financial year.

The financial statements on pages 3 to 5 were approved by the board on 31 May 2015 and were signed on its behalf by:

Director 

Name VAUGHAN-WILLIAMS

Allied Dunbar Property Services Limited

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

Basis of Presentation

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and applicable United Kingdom Accounting Standards.

These financial statements, for the year ended 31 December 2015, are the first the Company has prepared in accordance with FRS 100 "Application of Financial Reporting Requirements" and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102").

In accordance with paragraph 35.10(m) of FRS 102, the Company, being a company within the Companies Act definition of a dormant company, has elected to retain its accounting policies for reported assets, liabilities and equity at the date of transition to this FRS until there is any change to those balances or the company undertakes any new transactions.

2. Profit and Loss Account, Statement of Comprehensive Income and Statement of Cashflows

The Company has been dormant during the year and accordingly no profit and loss account, statement of comprehensive income or statement of cashflows have been prepared.

3. Directors' Remuneration

The remuneration of the directors for services to the Company as directors during the year was £nil (2014: £nil).

No advances or credits granted to any director subsisted during the year. Also, no guarantees on behalf of any director subsisted during the year.

4. Debtors

	2015 £	2014 £
Amounts owed by Allied Dunbar Assurance plc ("the Parent Company")	1,749,637	1,749,637

Amounts owed by the Parent Company are unsecured, interest free and have no fixed date of repayment.

Allied Dunbar Property Services Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)

5. Called Up Share Capital

	2015 £	2014 £
Allotted, issued and fully paid:		
36,000 deferred shares of £1 each	36,000	36,000
36,000 ordinary shares of 10p each	3,600	3,600
	<hr/> 39,600	<hr/> 39,600

Ordinary shareholders have the right to receive the first £100,000 (pro rata to holdings) distributed in any one year by way of a dividend. Rights to the remaining balance are split equally between ordinary and deferred shareholders.

Upon the winding up of the Company, ordinary shareholders have the right to receive the first £10,000,000 (pro rata to holdings) of the surplus assets distributed, together with the balance of any such assets after repaying the holders of deferred shares the amounts paid up thereon.

Voting rights are one vote for every ordinary share and one vote for every ten deferred shares.

6. Related Parties

a) Ultimate Parent company

The Company's ultimate parent company and ultimate controlling party is Zurich Insurance Group Ltd, which is incorporated in Switzerland. Zurich Insurance Group Ltd is the parent company of the largest group of companies, of which the Company is a wholly owned subsidiary, for which group accounts are drawn up. Zurich Insurance Company Ltd, which is incorporated in Switzerland, is the parent company of the smallest group of companies, of which the Company is a wholly owned subsidiary, for which group accounts are drawn up. Copies of the consolidated financial statements of Zurich Insurance Group Ltd and Zurich Insurance Company Ltd can be obtained from the Secretary of that company at the following address:

Mythenquai 2
8002 Zurich
Switzerland

b) Related Party balances

Balances with Zurich Insurance Group Ltd's group undertakings are shown in note 4.

The compensation to key management personnel for services to the company as a key manager during the year was £nil (2014: £nil)

No contract of significance existed at any time during the year in which a director or key manager was materially interested or which requires disclosure as a related party transaction as defined under FRS 102.

The company's immediate parent company is Allied Dunbar Assurance plc.