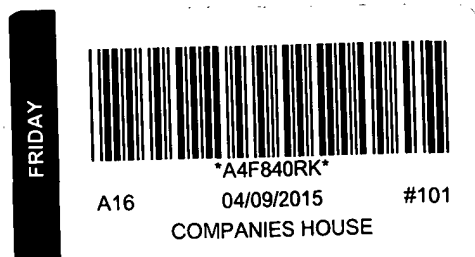


RUNIC NOMINEES LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2014

Company number 458899



RUNIC NOMINEES LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2014

The directors submit their report and financial statements of the company for the year ended 31 December 2014.

Company number: 458899

The company is exempt from the requirement to prepare a separate Strategic Report in accordance with Section 414B(b) of the Companies Act 2006.

PRINCIPAL ACTIVITIES

The company is currently dormant.

REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

The directors do not expect the company's state of affairs to change in the foreseeable future.

DIRECTORS IN THE YEAR

David Fischel
Gary Hoskins

AUDITORS

The company is exempt under section 480 of the Companies Act 2006 from the provisions of part 16 of this Act relating to the audit of financial statements.

By order of the Board.



David Fischel
Director

24 August 2015

RUNIC NOMINEES LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2014

There are no items of income and expense and accordingly neither an income statement nor a statement of comprehensive income have been prepared.

RUNIC NOMINEES LIMITED

BALANCE SHEET AT 31 DECEMBER 2014

	Notes	2014 £	2013 £
Non-current assets			
Investment in group undertakings	2	<u>2</u>	<u>2</u>
Current assets			
Trade and other receivables		<u>1</u>	<u>1</u>
		1	1
Current liabilities			
Trade and other payables		<u>(1)</u>	<u>(1)</u>
Net current assets		<u>-</u>	<u>-</u>
Total assets less current liabilities		<u>2</u>	<u>2</u>
Net assets		<u>2</u>	<u>2</u>
Equity			
Share capital	3	<u>2</u>	<u>2</u>
Total equity		<u>2</u>	<u>2</u>

For the year ending 31 December 2014, the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The notes on pages 6 to 8 form part of these financial statements.

Approved by the Board on *24 August* 2015



David Fischel
Director

RUNIC NOMINEES LIMITED

STATEMENT OF CHANGES IN EQUITY AT 31 DECEMBER 2014

	Share capital £
At 1 January 2013	2
Total comprehensive income for the year	<u>-</u>
At 31 December 2013	<u>2</u>
At 1 January 2014	2
Total comprehensive income for the year	<u>-</u>
At 31 December 2014	<u>2</u>

RUNIC NOMINEES LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2014

	2014	2013
	£	£
Cash generated from operations	<u>-</u>	<u>-</u>
Cash flows from operating activities	<u>-</u>	<u>-</u>
Cash flows from investing activities	<u>-</u>	<u>-</u>
Cash flows from financing activities	<u>-</u>	<u>-</u>
Net increase in cash and cash equivalents		
Cash and cash equivalents at 1 January	<u>-</u>	<u>-</u>
Cash and cash equivalents at 31 December	<u>-</u>	<u>-</u>

RUNIC NOMINEES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2014

1. Principal accounting policies

These financial statements have been prepared in accordance with International Financial Reporting Standards, as adopted by the European Union (IFRS), IFRIC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS.

The financial statements have been prepared under the historical cost convention.

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those estimates.

The standards, amendments and interpretations endorsed by the EU which are effective for the first time for the company's 31 December 2014 year end, did not have any impact on the presentation or disclosure of the financial statements of the company.

Standards issued and adopted by the EU, but not effective for the year ended 31 December 2014 and not adopted early, are not expected to have an impact on the presentation or disclosure of the financial statements of the company.

Additionally, a number of standards have been issued but are not yet adopted by the EU and so are not available for early adoption. These are not expected to have any impact on the presentation or disclosure of the financial statements of the Company. The principal accounting policies which have been adopted in the preparation of the financial statements are set out below.

RUNIC NOMINEES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2014

2. Investments in group undertakings

Cost	£
At 31 December 2013 and 2014	<u>2</u>

Details of investments are as follows:

Name of investee	Total issued share capital of investee	Issued share capital held by Runic Nominees Limited	Percentage held
Transol Investments Limited	1,703,128 ordinary shares of £1 each	1 ordinary share of £1 (held jointly with Liberty International Holdings Limited)	0 per cent
Sandal Investments Limited	2 ordinary shares of £1 each	1 ordinary share of £1	50 per cent

3. Share capital

Issued, called up and fully paid	£
2 ordinary shares of £1 each	<u>2</u>

4. Related party transactions

Significant balances outstanding between the company and other group companies are shown below:

	Amounts owed by	
	2014	2013
	£	£
Liberty International Holdings Limited	<u>1</u>	<u>1</u>
	Amounts owed to	
	2014	2013
	£	£
Transol Investments Limited	<u>1</u>	<u>1</u>

RUNIC NOMINEES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2014

5. Ultimate parent company

The ultimate parent company is Intu Properties plc, a company incorporated and registered in England and Wales, copies of whose consolidated financial statements may be obtained from the Company Secretary, 40 Broadway, London, SW1H 0BT. The immediate parent company is Liberty International Holdings Limited, a company incorporated and registered in England and Wales, copies of whose financial statements may be obtained as above.