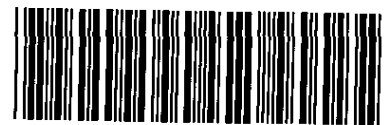


Company Number: 00643320

WEST QUAY SHOPPING CENTRE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
Year ended 31 December 2016

THURSDAY



L6EHN3L4

LD6

07/09/2017

#86

COMPANIES HOUSE

WEST QUAY SHOPPING CENTRE LIMITED

REPORT OF THE DIRECTORS

Year ended 31 December 2016

The Directors' Report has been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and consequently no Strategic Report has been prepared.

1. PRINCIPAL ACTIVITIES

The principal activity of the Company is to act as General Partner to The West Quay Limited Partnership. The Directors do not anticipate any significant change in the principal activity in the foreseeable future.

2. RESULTS AND DIVIDENDS

The profit for the year after tax was £3,816,000 (2015: £3,957,000). The Directors do not recommend the payment of a dividend for the year (2015: £nil).

3. DIRECTORS

- (a) Mr. W.S. Austin, Mr. P.F. Cooper and Mr. R.G. Shaw were Directors of the Company throughout the year and to the date of this report.
- (b) Mr. M. Plocica resigned as a Director of the Company on 17 March 2017.
- (c) Mr. M. R. Bourgeois was appointed as a Director of the Company on 17 March 2017.
- (d) In accordance with the Articles of Association of the Company, the Directors are not required to retire by rotation.
- (e) No Director has any interests in contracts entered into by the Company.

4. SECRETARY

Hammerson Company Secretarial Limited was Secretary of the Company throughout the year.

5. GOING CONCERN

The Directors have considered the use of the going concern basis in the preparation of the financial statements as at 31 December 2016 and concluded that it was appropriate. More information is provided in note 1(b) to the financial statements.

6. INDEMNITY

The Company's ultimate parent company, Hammerson plc, has made qualifying third party indemnity provisions for the benefit of the Company's Directors which were in place throughout the year and which remain in place at the date of this report.

WEST QUAY SHOPPING CENTRE LIMITED

REPORT OF THE DIRECTORS (CONTINUED)
Year ended 31 December 2016

7. AUDITOR

Deloitte LLP acted as auditor of the Company for the year ended 31 December 2016. It is the intention of the Directors to appoint PricewaterhouseCoopers LLP for the year ending 31 December 2017.

8. PROVISION OF INFORMATION TO THE AUDITOR

Each of the persons who is a Director of the Company at the date of approval of this report has confirmed that:

- (a) so far as he is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- (b) he has taken all the steps that he ought to have taken as a Director in order to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418(2) of the Companies Act 2006.

By order of the Board



B. Lees

For and on behalf of
Hammerson Company Secretarial Limited
acting as Secretary
Date: 30 August 2017

Registered Office:
Kings Place, 90 York Way
London N1 9GE
Registered in England and Wales No 00643320

WEST QUAY SHOPPING CENTRE LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

The Directors are responsible for preparing the annual report and financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practices (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WEST QUAY SHOPPING CENTRE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE SOLE MEMBER OF WEST QUAY SHOPPING CENTRE LIMITED

We have audited the financial statements of West Quay Shopping Centre Limited for the year ended 31 December 2016, which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101").

This report is made solely to the Company's sole member, 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 sole 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 sole member, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion 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 has been prepared in accordance with applicable legal requirements.

WEST QUAY SHOPPING CENTRE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE SOLE MEMBER OF WEST QUAY SHOPPING CENTRE LIMITED (CONTINUED)

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Report.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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 exemption in preparing the Directors' Report or from the requirement to prepare a Strategic Report.

S. Tubridy

Sara Tubridy FCA (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
Date: 31 August 2017

WEST QUAY SHOPPING CENTRE LIMITED

STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2016

	Notes	2016 £'000	2015 £'000
Investment income	3	<u>520</u>	<u>567</u>
Operating profit		520	567
Net finance income	4	<u>3,296</u>	<u>3,390</u>
Profit on ordinary activities before and after taxation and total comprehensive income for the financial year	5	<u>3,816</u>	<u>3,957</u>

All amounts relate to continuing activities.

WEST QUAY SHOPPING CENTRE LIMITED

BALANCE SHEET

As at 31 December 2016

	Notes	2016		2015	
		£'000	£'000	£'000	£'000
Non-current assets					
Investments	6		-		-
Current assets					
Receivables	7	222,188		218,372	
Current liabilities					
Payables	8	<u>(226)</u>		<u>(226)</u>	
Net current assets			<u>221,962</u>		<u>218,146</u>
Total assets less current liabilities			<u>221,962</u>		<u>218,146</u>
Net assets			<u>221,962</u>		<u>218,146</u>
Capital and reserves					
Called up share capital	9		23,000		23,000
Retained earnings	10		<u>198,962</u>		<u>195,146</u>
Shareholder's equity			<u>221,962</u>		<u>218,146</u>

These financial statements were approved by the Board of Directors on 30 August 2017 and authorised for issue on 30 August 2017.

Signed on behalf of the Board of Directors



W.S. Austin

Director

Company Number: 00643320

WEST QUAY SHOPPING CENTRE LIMITED**STATEMENT OF CHANGES IN EQUITY**
For the year ended 31 December 2016

	Called up share capital £'000	Retained earnings £'000	Total equity £'000
Balance at 1 January 2015	23,000	191,189	214,189
Profit and other comprehensive income for the year	-	3,957	3,957
Balance at 31 December 2015	23,000	195,146	218,146
Profit and other comprehensive income for the year	-	3,816	3,816
Balance at 31 December 2016	23,000	198,962	221,962

WEST QUAY SHOPPING CENTRE LIMITED

NOTES TO THE ACCOUNTS Year ended 31 December 2016

1. ACCOUNTING POLICIES

The following principal accounting policies have been applied consistently throughout the current and preceding year.

(a) Basis of accounting

Basis of preparation

West Quay Shopping Centre Limited is a private company limited by shares and incorporated in the United Kingdom under the Companies Act 2006. The nature of the Company's operations and its principal activities are set out on page 1. The address of the registered office is Kings Place, 90 York Way, London, N1 9GE.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101") as issued by the Financial Reporting Council.

The presentation currency used is sterling and amounts have been presented in round thousands ("£000s"). The financial statements have been prepared on a historical cost basis. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services.

Disclosure exemptions adopted

In preparing these financial statements the Company has taken advantage of all disclosure exemptions conferred by FRS 101. Therefore these financial statements do not include:

- certain comparative information as otherwise required by EU endorsed IFRS;
- certain disclosures regarding the Company's capital;
- certain disclosures in relation to financial instruments held by the Company;
- a statement of cash flows;
- the effect of future accounting standards not yet adopted; and
- disclosure of related party transactions with wholly owned members of the group headed by the ultimate parent company, Hammerson plc.

The above disclosure exemptions have been adopted because equivalent disclosures are included in the consolidated financial statements of Hammerson plc into which the Company is consolidated. The financial statements of Hammerson plc can be obtained as described in note 12.

(b) Going concern

The Directors have reviewed the current and projected financial position of the Company, making reasonable assumptions about the future trading performance. After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements

WEST QUAY SHOPPING CENTRE LIMITED

NOTES TO THE ACCOUNTS Year ended 31 December 2016

1. ACCOUNTING POLICIES (continued)

(c) Investment income

Investment income represents the Company's share of the profit distributions receivable from The West Quay Limited Partnership.

(d) Investments

Fixed asset investments, including investments in subsidiaries and other related undertakings, are stated at cost less provision for impairment.

(e) Net finance income

Net finance income comprises interest receivable on borrowings.

(f) Loans receivable

Loans receivable are financial assets which are initially measured at fair value, plus acquisition costs and are subsequently measured at amortised cost, using the effective interest method, less any impairment.

(g) Borrowings

Borrowings are recognised initially at fair value, after taking account of any discount on issue and attributable transaction costs. Subsequently, borrowings are held at amortised cost, such that discounts and costs are charged to the statement of comprehensive income over the term of the borrowing at a constant return on the carrying value of the liability.

(h) Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are initially measured at transaction price (including transaction costs). Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party. Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

WEST QUAY SHOPPING CENTRE LIMITED

NOTES TO THE ACCOUNTS Year ended 31 December 2016

1. ACCOUNTING POLICIES (continued)

(i) Critical accounting policies and estimation uncertainties

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from those estimates. Estimates and the underlying assumptions are reviewed on an ongoing 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 the current and future periods.

The Company's critical judgement and area of estimation uncertainty is in respect of the valuation of investments. The Company's investments includes its investment in The West Quay Limited Partnership ("Partnership"), which is carried in the balance sheet at historical cost less provision for impairment, which is valued by the Directors based upon the net assets of the Partnership in which the Company invests. The principal asset of the Partnership is its investment properties which are valued six monthly by professional qualified external valuers. The Directors must ensure they are satisfied that the Company's investment in the Partnership is appropriate for the accounts. The basis of valuation of the Partnership's investment properties is set out in the notes to the accounts of the Partnership for the year ended 31 December 2016.

2. ADMINISTRATION EXPENSES

The average number of employees during the year, excluding Directors, was nil (2015: nil).

The Directors did not receive any remuneration for services to the Company in either the current or preceding financial year. In addition there were no payments to key management personnel.

Another group company has paid the auditor's fees for the audit of the Company's annual accounts in both the current and preceding financial year. Fees for the audit of the Company were £1,297 (2015: £1,260).

3. INVESTMENT INCOME

	2016 £'000	2015 £'000
Distributions receivable from The West Quay Limited Partnership	520	567

WEST QUAY SHOPPING CENTRE LIMITED

NOTES TO THE ACCOUNTS Year ended 31 December 2016

4. NET FINANCE INCOME

	2016 £'000	2015 £'000
Interest received from ultimate parent company	3,296	3,390

5. TAXATION

The Company's ultimate parent company, Hammerson plc, is taxed as a UK Real Estate Investment Trust ("UK REIT"), and as a consequence, group companies are exempted from UK corporation tax on the profits of a UK property rental business and on the gains on UK investment properties, including where that property rental business is conducted via a partnership.

Group companies remain subject to UK corporation tax on items other than UK property rental profits and gains on UK investment properties but, as the Group has surplus tax losses, the Group's policy is for these taxable profits and losses to be fully offset by group relief surrendered without payment, so that individual subsidiaries do not bear tax.

The Company therefore had no tax charge for the year, and this is expected to continue for the foreseeable future. Profits covered by group relief for the year ended 31 December 2016 are £3,301,000 (2015: £3,396,000).

6. INVESTMENTS

	2016 £	2015 £
Cost and net book value		
At 1 January and 31 December	102	102

Investments include an investment of £100, which represents a 49.995% interest in The West Quay Limited Partnership which is registered in England and Wales and whose principal activity is property investment. The registered office of the Company is Kings Place, 90 York Way, London N1 9GE.

Investments also include the Company's direct shareholding of £2 that representing 100% interest in its subsidiary Governeffect Limited, incorporated in the United Kingdom and registered in England and Wales. Governeffect Limited holds an investment comprising a 0.01% beneficial interest in a protective lease on the site of West Quay, Southampton. The registered office of the Company is Kings Place, 90 York Way, London N1 9GE.

WEST QUAY SHOPPING CENTRE LIMITED**NOTES TO THE ACCOUNTS**
Year ended 31 December 2016**7. RECEIVABLES: CURRENT ASSETS**

	2016	2015
	£'000	£'000
Amounts owed by ultimate parent company	218,220	214,924
Amounts owed by Limited Partners	3,968	3,448
	<u>222,188</u>	<u>218,372</u>

All amounts shown are repayable on demand. Amounts owed by the ultimate parent company bear interest at variable rates based on LIBOR. Amounts owed by the Limited Partners are non-interest bearing.

8. PAYABLES: CURRENT LIABILITIES

	2016	2015
	£'000	£'000
Amounts owed to The West Quay Limited Partnership	88	88
Other creditors and accruals	138	138
	<u>226</u>	<u>226</u>

All amounts owed to The West Quay Limited Partnership are repayable on demand and are non-interest bearing.

9. SHARE CAPITAL

	2016	2015
	£'000	£'000
Authorised		
115,000,001 Class A ordinary shares of £0.10 each	11,500	11,500
115,000,001 Class B ordinary shares of £0.10 each	11,500	11,500
	<u>23,000</u>	<u>23,000</u>
	2016	2015
	£'000	£'000
Allotted, called up and fully paid		
115,000,001 Class A ordinary shares of £0.10 each	11,500	11,500
115,000,001 Class B ordinary shares of £0.10 each	11,500	11,500
	<u>23,000</u>	<u>23,000</u>

The A and B ordinary shares are owned by Hammerson UK Properties plc. All classes of share rank pari passu in all respects.

WEST QUAY SHOPPING CENTRE LIMITED

NOTES TO THE ACCOUNTS **Year ended 31 December 2016**

10. RESERVES

The following describes the nature and purpose of each reserve within equity:

<u>Reserve</u>	<u>Description and purpose</u>
Share capital	Nominal value of share capital subscribed for
Retained earnings	Cumulative profits and losses less any dividends paid

11. ADVANCES, CREDIT AND GUARANTEES

The Company did not grant any credits, advances or guarantees of any kind to its Directors during the year.

12. ULTIMATE PARENT COMPANIES AND CONTROLLING PARTIES

At 31 December 2016, the Company's ultimate parent company was Hammerson plc, which is registered in England and Wales and is the largest and smallest group to consolidate these financial statements. At 31 December 2016., the Company's immediate parent company was Hammerson UK Properties plc.

The consolidated financial statements of the ultimate parent company, Hammerson plc, are available from that company's registered office, Kings Place, 90 York Way, London, N1 9GE.

Partnership Registration: LP012185

THE WEST QUAY LIMITED PARTNERSHIP
ANNUAL REPORT AND FINANCIAL STATEMENTS
Year ended 31 December 2016

00643320

THURSDAY



L6EHN3L0

LD6

07/09/2017

#85

COMPANIES HOUSE

THE WEST QUAY LIMITED PARTNERSHIP

REPORT OF THE GENERAL PARTNER Year ended 31 December 2016

The General Partner submits its report and the Partnership's financial statements for the year ended 31 December 2016.

1. PRINCIPAL ACTIVITIES

The principal activity of the Partnership is property investment in the United Kingdom. The General Partner does not anticipate any significant change in the principal activity in the foreseeable future.

2. RESULTS AND DISTRIBUTION

The Partnership made a profit for the financial year of £479,000 before partners' interests (2015: £20,645,000). Distributions of £1,039,000 were made during the year (2015: £1,134,000). Further information relating to the business, its key risks and future prospects is provided in the Strategic Report on page 2.

3. INDEMNITY

The General Partner's ultimate parent company, Hammerson plc, has put in place qualifying third party indemnity provisions for the benefit of the Directors of the General Partner, which were in place throughout the year and which remain in place at the date of approval of this report.

4. AUDITOR

Deloitte LLP acted as the auditor of the Partnership for the year ended 31 December 2016. It is the intention of the General Partner to appoint PricewaterhouseCoopers LLP for the year ending 31 December 2017.

5. PROVISION OF INFORMATION TO THE AUDITOR

Each of the persons who is a Director of the General Partner for the Partnership at the date of approval for this report have confirmed that:

- (a) so far as he is aware, there is no relevant audit information of which the Partnership's auditor is unaware; and
- (b) he has taken all the steps that he ought to have taken as a Director of the General Partner of the Partnership in order to make himself aware of any relevant audit information and to establish that the Partnership's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418(2) of the Companies Act 2006.

Approved by West Quay Shopping Centre Limited, General Partner, and signed on its behalf



W.S. Austin
Director
Date: 30 August 2017

THE WEST QUAY LIMITED PARTNERSHIP

STRATEGIC REPORT

Year ended 31 December 2016

BUSINESS REVIEW AND FUTURE PROSPECTS

The Partnership's principal business is to hold for investment The West Quay Shopping Centre in Southampton. During the year the Partnership acquired the Watermark phase 2 site from a fellow group company. The Directors of the General Partner do not expect any significant changes to the business in the foreseeable future.

The Directors have considered the use of the going concern basis in the preparation of the financial statements as at 31 December 2016 in light of the net current liability position on the balance sheet as at 31 December 2016 and concluded that it was appropriate. More information is provided in note 1(b) to the financial statements.

The Directors of the General Partner consider the following measures to be key performance indicators for the Partnership: net rental income, property valuation performance and total return.

The Partnership's properties produced net rental income of £23,592,000 in 2016 compared with £25,173,000 in 2015. As shown in note 6(a) to the accounts, the total of capital expenditure incurred and amortisation of lease incentives was a net cost of £105,808,000 (2015: £3,186,000), and there was a revaluation deficit of £578,000 during the year (2015: £19,514,000 surplus). The IPD total return for the property was 3.1% in 2016 (2015: 8.6%).

The key risks facing the Partnership relate to tenant exposure and the strength of the UK property market. Tenants' covenants are monitored at the start of leasing agreements and on an ongoing basis to minimise the risk of default. The General Partner monitors the UK property market through the analysis of market forecasts and the performance of the property assets are compared against target returns. The Partnership has a risk forum for managing the key development risks.

Approved by West Quay Shopping Centre Limited, General Partner, and signed on its behalf



W.S. Austin

Director

Date: 30 August 2017

THE WEST QUAY LIMITED PARTNERSHIP

GENERAL PARTNER'S RESPONSIBILITIES STATEMENT IN RESPECT OF THE PREPARATION OF THE FINANCIAL STATEMENTS

The West Quay Limited Partnership ('the Partnership'), is registered pursuant to the provisions of The Limited Partnerships Act 1907. The Partnerships and Unlimited Companies (Accounts) Regulations 2008 (SI 2008/569) require certain qualifying partnerships to prepare and have audited annual accounts and reports as required for a company by the Companies Act 2006. The Partnership is a qualifying partnership as all its members are limited companies. Under that law, the General Partner has elected to prepare the financial statements in accordance with Financial Reporting Standard 102 ("FRS 102").

West Quay Shopping Centre Limited, acting as the General Partner, is responsible under the Limited Partnership Agreement for preparing the annual report and financial statements in accordance with applicable law and regulations.

The General Partner is required to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Partnership and of the profit or loss of the Partnership for that period. In preparing these financial statements, the General Partner is required to:

- *select suitable accounting policies and then apply them consistently;*
- *make judgements and accounting estimates that are reasonable and prudent;*
- *state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and*
- *prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Partnership will continue in business.*

The General Partner is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Partnership and enable it to ensure that the financial statements comply with SI 2008/569 (Regulation 4). It is also responsible for safeguarding the assets of the Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE WEST QUAY LIMITED PARTNERSHIP

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE WEST QUAY LIMITED PARTNERSHIP

We have audited the financial statements of The West Quay Limited Partnership for the year ended 31 December 2016 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity, the cash flow statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom accounting standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 the 'Financial Reporting Standard applicable in the UK and Republic of Ireland'.

This report is made solely to the qualifying Partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to qualifying partnerships by The Partnerships (Accounts) Regulations 2008. Our audit work has been undertaken so that we might state to the qualifying partnership'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 qualifying partnership and the qualifying partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the General Partner and auditor

As explained more fully in the General Partner's Responsibilities Statement, the General Partner is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the qualifying partnership's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the General Partner; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the qualifying Partnership's affairs as at 31 December 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to qualifying partnerships.

THE WEST QUAY LIMITED PARTNERSHIP

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE WEST QUAY LIMITED PARTNERSHIP (CONTINUED)

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

- the information given in the Strategic Report and the General Partner's Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the General Partner's Report have been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the qualifying Partnership and its environment obtained in the course of the audit, we have not identified any material misstatements in the Strategic Report and the General Partner's Report.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 as applied to qualifying partnerships 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 the General Partner's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



Sara Tubridy FCA (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
Date: 31 August 2017

THE WEST QUAY LIMITED PARTNERSHIP

STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2016

	Notes	2016 £'000	2015 £'000
Gross rental income		29,951	31,227
Rents payable and other property outgoings		<u>(6,359)</u>	<u>(6,054)</u>
Net rental income	1(c)	23,592	25,173
Administration expenses	3	<u>(1,429)</u>	<u>(1,361)</u>
Operating profit before profit on sale of properties and property revaluation (losses)/gains		22,163	23,812
Profit on sale of properties	4	18	-
Revaluation (losses)/gains on properties	6(a)	<u>(578)</u>	<u>19,514</u>
Operating profit		21,603	43,326
Net finance costs	5	<u>(21,124)</u>	<u>(22,681)</u>
Profit and comprehensive income for the financial year before partners' interests		<u>479</u>	<u>20,645</u>

All amounts relate to continuing activities.

THE WEST QUAY LIMITED PARTNERSHIP

BALANCE SHEET

As at 31 December 2016

	Notes	2016 £'000	2015 £'000
Non-current assets			
Investment properties	6(a)	660,630	555,435
Interest in leasehold properties	7	<u>4,234</u>	<u>4,238</u>
		664,864	559,673
Current assets			
Receivables	8	2,266	2,959
Restricted monetary assets	9	3,436	3,420
Cash and deposits	10	<u>11,683</u>	<u>12,040</u>
		17,385	18,419
Current liabilities			
Payables	11	<u>(59,620)</u>	<u>(34,671)</u>
Net current liabilities		<u>(42,235)</u>	<u>(16,252)</u>
Total assets less current liabilities		622,629	543,421
Non-current liabilities			
Payables	12	(677,350)	(597,582)
Obligations under finance leases	13	<u>(4,242)</u>	<u>(4,242)</u>
Net liabilities		<u>(58,963)</u>	<u>(58,403)</u>
Represented by:			
Partners' equity			
Partners' capital accounts	14	-	-
Partners' current accounts	14	<u>(58,963)</u>	<u>(58,403)</u>
		<u>(58,963)</u>	<u>(58,403)</u>

The General Partner in accordance with the Limited Partnership Agreement approved the financial statements on 30 August 2017 and authorised them for issue on 30 August 2017.

Signed on behalf of the General Partner.



W.S. Austin
Director

Partnership registration: LP012185

THE WEST QUAY LIMITED PARTNERSHIP

STATEMENT OF CHANGES IN EQUITY
For the year ended 31 December 2016

	Partners' capital accounts £'000	Partners' current accounts £'000	Total equity £'000
Balance at 1 January 2015	-	(77,914)	(77,914)
Profit and other comprehensive income for the year	-	20,645	20,645
Distributions to partners	<u>-</u>	<u>(1,134)</u>	<u>(1,134)</u>
Balance at 31 December 2015	-	(58,403)	(58,403)
Profit and other comprehensive income for the year	-	479	479
Distributions to partners	<u>-</u>	<u>(1,039)</u>	<u>(1,039)</u>
Balance at 31 December 2016	<u>-</u>	<u>(58,963)</u>	<u>(58,963)</u>

THE WEST QUAY LIMITED PARTNERSHIP

CASH FLOW STATEMENT

For the year ended 31 December 2016

	2016	2015
	£'000	£'000
<i>Operating activities</i>		
Operating profit before property revaluation gains and profit on sale of properties	22,163	23,812
Decrease/(Increase) in receivables	693	(1,260)
Increase in restricted monetary assets	(16)	(524)
Increase/(Decrease) in payables	1,779	(22)
Non-cash items	(292)	(422)
Cash generated from operations	24,327	21,584
Interest received	8	12
Interest paid	(17,072)	(11,755)
Cash flows from operating activities	7,263	9,841
<i>Investing activities</i>		
Purchase of tangible fixed assets	(87,673)	(2,760)
Sale of property	53	-
Cash flows from investing activities	(87,620)	(2,760)
<i>Financing activities</i>		
Loans received	80,000	-
Cash flows from financing activities	80,000	-
(Decrease)/Increase in cash and deposits in the year	(357)	7,081
Opening cash and deposits	12,040	4,959
Closing cash and deposits	11,683	12,040

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

1. ACCOUNTING POLICIES

The following principal accounting policies have been applied consistently throughout the current and preceding year.

(a) Basis of accounting

Basis of preparation

The West Quay Limited Partnership ('the Partnership') is registered pursuant to the provisions of The Limited Partnerships Act 1907. The Partnerships and Unlimited Companies (Accounts) Regulations 2008 (SI 2008/569) require certain qualifying partnerships to prepare and have audited financial statements as required for a company by the Companies Act 2006. The nature of the Partnership's operations and its principal activities are set out on page 2. The address of the registered office of the General Partner is the same as that of Hammerson plc, one of the ultimate controlling parties, which is Kings Place, 90 York Way, London, N1 9GE.

These financial statements were prepared in accordance with Financial Reporting Standard 102 ("FRS 102") as issued by the Financial Reporting Council.

The presentation currency used is sterling and amounts have been presented in round thousands ("£000s"). The financial statements have been prepared on a historical cost basis, except for the revaluation of investment properties. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services.

(b) Going concern

The Partnership has net current liabilities and net liabilities as at 31 December 2016 and is reliant on the continued support of its partners to be able to meet its liabilities as they fall due. The General Partner has received letters of support from Hammerson plc, one of the ultimate controlling parties, and Euro Hampton Private Limited, one of the Limited Partners, which state their intent to provide the necessary financial support to ensure that the Partnership is a going concern for at least twelve months from the date of signing of these financial statements.

The General Partner has reviewed the current and projected financial position of the Partnership, making reasonable assumptions about the future trading performance. After making enquiries, the General Partner has a reasonable expectation that the Partnership has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the General Partner continues to adopt the going concern basis in preparing the annual report and financial statements.

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

1. ACCOUNTING POLICIES (continued)

(c) Net rental income

Rental income from investment property in the United Kingdom leased out under an operating lease is recognised in the statement of comprehensive income on a straight-line basis over the lease term. Contingent rents, such as turnover rents, rent reviews and indexation are recorded as income in the periods in which they are earned. Rent reviews are recognised when such reviews have been agreed with tenants.

Lease incentives and costs associated with entering into tenant leases are added to the costs of property and are amortised over the lease term or, if the probability that the break option will be exercised is considered high, over the period to the first break option.

Property operating expenses are expensed as incurred and any property operating expenditure not recovered from tenants through service charges is charged to the statement of comprehensive income.

Included in net rental income is £1,394,000 (2015: £886,000) of contingent rents calculated by reference to tenants' turnover.

(d) Profit on sale of properties

Profits on sale of properties are taken into account on completion of contract, and are calculated by reference to the carrying value at the end of the previous year, adjusted for subsequent capital expenditure.

(e) Net finance costs

Net finance costs include interest payable on borrowings, net of interest capitalised and interest receivable on funds invested.

(f) Investment properties

The Partnership applies the fair value accounting model to investment properties, being market value determined by professionally qualified external valuers. Changes in fair value are recognised in profit or loss. All costs directly associated with the purchase and construction of a property are capitalised.

(g) Leasehold properties

Leasehold properties that are leased out to tenants under operating leases, are classified as investment properties or development properties, as appropriate, and included in the balance sheet at fair value. The obligation to the freeholder or superior leaseholder for the land element of the leasehold is included in the balance sheet at the present value of the minimum lease payments at inception. Payments to the freeholder or superior leaseholder are apportioned between a finance charge and a reduction of the outstanding liability. The finance charge is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability. Contingent rents payable, such as rent reviews or those related to rental income, are charged as an expense in the period in which they are incurred. An asset equivalent to the leasehold obligation is recorded in the balance sheet within 'interests in leasehold properties', and is amortised over the lease term.

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

1. ACCOUNTING POLICIES (continued)

(h) Loans receivable

Loans receivable are financial assets which are initially measured at fair value, plus acquisition costs and are subsequently measured at amortised cost, using the effective interest method, less any impairment.

(i) Borrowings

Borrowings are recognised initially at fair value, after taking account of any discount on issue and attributable transaction costs. Subsequently, borrowings are held at amortised cost, such that discounts and costs are charged to the statement of comprehensive income over the term of the borrowing at a constant return on the carrying value of the liability.

(j) Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are initially measured at transaction price (including transaction costs). Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party. Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

(k) Cash and cash equivalents and restricted monetary assets

Cash and deposits comprise cash and short-term bank deposits with an original maturity of three months or less which are readily accessible. Restricted monetary assets relate to cash balances which legally belong to the Partnership but which the Partnership cannot readily access. These do not meet the definition of cash and cash equivalents and consequently are presented separately from cash and deposits in the Partnership's balance sheet.

(l) Critical accounting policies and estimation uncertainties

In the application of the Partnership's accounting policies, the Directors of the General Partner are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from those estimates. Estimates and the underlying assumptions are reviewed on an ongoing 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 the current and future periods.

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

1. ACCOUNTING POLICIES (continued)

(i) Critical accounting policies and estimation uncertainties (continued)

The Partnership's critical judgement and area of estimation uncertainty is in respect of property valuations. The Partnership's investment property, which is carried in the balance sheet at fair value, is valued six-monthly by professionally qualified external valuers and the Directors of the General Partner must ensure that they are satisfied that the valuation of the Partnership's property is appropriate for the accounts. Investment properties, excluding properties held for development, are valued by adopting the 'investment method' of valuation. This approach involves applying market-derived capitalisation yields to current and market-derived future income streams with appropriate adjustments for income voids arising from vacancies or rent-free periods. These capitalisation yields and future income streams are derived from comparable property and leasing transactions and are considered to be key inputs in the valuation. Other factors that are taken into account in the valuations include the tenure of the property, tenancy details and ground and structural conditions.

In the case of on-site developments, the approach applied is the 'residual method' of valuation, which is the investment method of valuation as described above with a deduction for all costs necessary to complete the development, together with a further allowance for remaining risk, developers' profit and purchasers' costs. Properties held for future development are generally valued by adopting the higher of the residual method of valuation allowing for all associated risks, or the investment method of valuation for the existing assets

2. LIMITED PARTNERSHIP AGREEMENT ('The Agreement')

- (a) The Agreement as updated on the 29 December 2016 states that the purpose of the Partnership is to carry out property investment and development.
- (b) At 31 December 2016 West Quay Shopping Centre Limited, East India Trust and Euro Hampton Private Limited, acting as the Limited Partners, had interests of 49.995%, 0.01% and 49.995% respectively in the assets and liabilities of the Partnership. West Quay Shopping Centre Limited also acts as the General Partner to the Partnership.

3. ADMINISTRATION EXPENSES

The Directors of the General Partner did not receive any remuneration for services to the Partnership during the current or preceding financial year. The services of the Directors of the General Partner are of a non-executive nature.

The Partnership had no employees in either the current or preceding financial year.

	2016 £'000	2015 £'000
Management fees payable to Hammerson UK Properties plc	1,389	1,332
Fees payable to the Partnership's auditor for the audit of the Partnership's annual accounts	15	8
Valuation fees	52	58
Other expenses	1	9
Insurance administration credit	(28)	(46)
	<u>1,429</u>	<u>1,361</u>

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

4. PROFIT ON SALE OF PROPERTIES

	2016 £'000	2015 £'000
Gross proceeds on sale	60	-
Carrying value of properties sold	(35)	-
Surplus over carrying value	25	-
Selling expenses	(7)	-
Profit on sale of properties	18	-

5. NET FINANCE COSTS

	2016 £'000	2015 £'000
Loan interest payable	20,782	22,689
Interest on obligations under finance leases	350	4
Total interest payable	21,132	22,693
Interest received	(8)	(12)
	21,124	22,681

6. INVESTMENT PROPERTIES

(a) The movements in the year on the valuation of properties were:

	2016 £'000	2015 £'000
Long leasehold		
At 1 January	555,435	532,735
Additions at cost	105,861	2,760
Amortisation of lease incentives	(53)	426
Disposals	(35)	-
(Deficit)/Surplus on revaluation	(578)	19,514
At 31 December	660,630	555,435

(b) The properties are stated at fair value at 31 December 2016, valued by professionally qualified external independent valuers, DTZ Debenham Tie Leung, Chartered Surveyors. The valuations have been prepared in accordance with the RICS Valuation – Professional Standards 2014 based on certain assumptions as set out in note 1(l).

(c) Included within additions at cost is the acquisition of the Watermark Phase 2 site from Hammerson (Watermark) Limited for £94,000,000.

(d) The historical cost of investment properties at 31 December 2016 was £719,657,000 (2015: £613,835,000).

(e) At 31 December 2016 the Partnership had capital commitments of £5,000,000 (2015: £nil).

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

7. INTEREST IN LONG TERM LEASEHOLD PROPERTIES

	2016 £'000	2015 £'000
At 1 January	4,238	4,242
Amortisation	(4)	(4)
At 31 December	<u>4,234</u>	<u>4,238</u>

8. RECEIVABLES: CURRENT ASSETS

	2016 £'000	2015 £'000
Trade receivables	386	800
Amounts owed by Grantchester Group Limited	17	-
Amounts owed by Hammerson Operations Limited	1,074	271
Amounts owed by Hammerson Group Management Limited	147	-
Amounts owed by Hammerson Watermark Limited	4	-
Amounts owed by West Quay Shopping Centre Limited	88	88
Other receivables	241	967
Prepayments	309	833
	<u>2,266</u>	<u>2,959</u>

All amounts shown fall due for payment within one year. Amounts owed by Grantchester Group Limited, Hammerson Operations Limited, Hammerson Group Management Limited, Hammerson Watermark Limited and West Quay Shopping Centre Limited are non-interest bearing and repayable on demand.

9. RESTRICTED MONETARY ASSETS

	2016 £'000	2015 £'000
Cash held on behalf of third parties	<u>3,436</u>	<u>3,420</u>

The Partnership's managing agent holds cash on behalf of its tenants to meet future service charge costs and related expenditure. The cash has restricted use and as such, does not meet the definition of cash and cash equivalents.

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

10. CASH AND DEPOSITS

	2016 £'000	2015 £'000
Cash at bank	<u>11,683</u>	<u>12,040</u>

As at 31 December 2016 the Partnership's managing agent held cash of £1,024,000 (2015: £1,251,000) on behalf of the Partnership, which is not restricted and is available to the Partnership and as such has been included in cash and deposits.

11. PAYABLES: CURRENT LIABILITIES

	2016 £'000	2015 £'000
Trade payables	3,234	2,413
Amounts owed to Hammerson Group Management Limited	-	1
Other payables and accruals	49,607	27,473
Amounts due to Hammerson plc	1,209	-
Amounts due to Eurolieum SARL	1,209	-
Deferred income	<u>4,361</u>	<u>4,784</u>
	<u>59,620</u>	<u>34,671</u>

Included in other payables and accruals are distributions of £8,026,000 (2015: £6,987,000) payable to the Limited Partners. The amounts owed to Hammerson Group Management Limited, Hammerson plc and Eurolieum SARL are repayable on demand and are non-interest bearing.

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS

Year ended 31 December 2016

12. PAYABLES: NON-CURRENT LIABILITIES

	2016 £'000	2015 £'000
Amounts due to Hammerson plc	191,077	298,477
Amounts due to Eurolieum SARL	191,077	298,477
Loan balances: interest bearing	382,154	596,954
Amounts due to Hammerson plc	147,400	-
Amounts due to Eurolieum SARL	147,400	-
Loan balances: non-interest bearing	294,800	-
Other payables		
From two to five years	396	628
	677,350	597,582

On 29 December 2016 a further £80,000,000 of loan finance was provided to the Partnership and the terms of the loans were amended. A proportion of the loans become non-interest bearing with different repayments terms. The interest charged on the remaining interest bearing loans was amended. Further details are set out below.

Under these new terms, the interest-bearing loans are repayable on the earlier of (a) the date of dissolution of the Partnership or (b) the date of the retirement of the associate of each lender in connection with the retirement of the associate from the Partnership. Interest is charge at a fixed rate of 3.6%.

The timing of the repayment of the non-interest bearing loans is at the discretion of the General Partner.

At the 31 December 2015 the loans were repayable on the earlier of (a) the date of dissolution of the Partnership or (b) the date of the retirement of the associate of each lender in connection with the retirement of the associate from the Partnership. Interest was charged at a fixed rate of 6.75%, less a discount reducing from 12.5% in July 2007 to nil in 2014, but interest charged was restricted depending on the operating profit of the Partnership.

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

13. OBLIGATIONS UNDER FINANCE LEASES

Finance lease obligations in respect of rents payable on the leasehold properties are payable as follows:

	2016			2015		
	Minimum lease payments £'000	Interest £'000	Present value of minimum lease payments £'000	Minimum lease payments £'000	Interest £'000	Present value of minimum lease payments £'000
After 25 years	334,512	(330,270)	4,242	334,512	(330,270)	4,242
5-25 years	7,000	(7,000)	-	7,000	(7,000)	-
2-5 years	1,050	(1,050)	-	1,050	(1,050)	-
1-2 years	350	(350)	-	350	(350)	-
Within 1 year	350	(350)	-	350	(350)	-
	<u>343,262</u>	<u>(339,020)</u>	<u>4,242</u>	<u>343,262</u>	<u>(339,020)</u>	<u>4,242</u>

14. PARTNERS' EQUITY

	2016 £'000	2015 £'000
Partners' capital accounts	-	-
Partners' current accounts	<u>(58,963)</u>	<u>(58,403)</u>
	<u>(58,963)</u>	<u>(58,403)</u>

The Partners' capital accounts of £200 (2015: £200) are in proportion to each Partner's interest. Under the Limited Partnership Agreement no further capital is required to be injected and no interest is payable on the capital.

The Partners' current accounts represent the cumulative profits and losses of the Partnership after deduction of distributions to the Partners.

15. THE PARTNERSHIP AS LESSOR – OPERATING LEASE RECEIPTS

At the balance sheet date, the Partnership had contracted with tenants for the future minimum lease receipts as shown in the table below. The data is for the period to the first tenant break option.

	2016 £'000	2015 £'000
Within one year	8,886	7,197
From one to two years	10,130	7,103
From two to five years	26,471	16,567
Over five years	<u>56,140</u>	<u>23,705</u>
	<u>101,627</u>	<u>54,572</u>

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS Year ended 31 December 2016

16. FINANCIAL INSTRUMENTS

The carrying values of the Partnership's financial assets and liabilities are summarised by category below:

	2016 £'000	2015 £'000
Financial assets		
<i>Measured at undiscounted amount receivable:</i>		
Trade receivables	386	800
Amounts owed by Grantchester Group Limited	17	-
Amounts owed by Hammerson Operations Limited	1,074	271
Amounts owed by Hammerson Group Management Limited	147	-
Amounts owed by Hammerson Watermark Limited	4	-
Amounts owed by West Quay Shopping Centre Limited	88	88
Restricted monetary assets	3,436	3,420
Cash at bank	11,683	12,040
	16,835	16,619
Financial liabilities		
<i>Measured at amortised cost:</i>		
Payables	(732,609)	(627,469)
Obligations under finance leases	(4,242)	(4,242)
	(736,851)	(631,711)

The Partnership's income, expense, gains and losses in respect of financial instruments are summarised below:

	2016 £'000	2015 £'000
Net finance costs	(21,124)	(22,681)
Movement on trade receivable provisions	(84)	(76)

17. CONTINGENT LIABILITIES

At 31 December 2016 there are contingent liabilities of £2,500,000 (2015: £7,120,000) relating to claims against the Partnership arising in the normal course of business, which are considered unlikely to crystallise.

THE WEST QUAY LIMITED PARTNERSHIP

NOTES TO THE ACCOUNTS

Year ended 31 December 2016

18. ADVANCES, CREDIT AND GUARANTEES

The General Partner did not grant any credits, advances or guarantees of any kind to its Directors during the year.

19. RELATED PARTIES

Other than disclosed in the statement of changes in equity and in notes 3, 5, 6, 8, 11, 12 and 14 there were no material related party transactions during the year.

The Partnership entered into related party transactions or had balances outstanding with the follow related parties:

Related party company	Relationship
Hammerson Operations Limited	Subsidiary of Hammerson plc
Hammerson Group Management Limited	Subsidiary of Hammerson plc
Hammerson (Watermark) Limited	Subsidiary of Hammerson plc
Hammerson plc	Lender
Eurolieum SARL	Lender
Granchester Group Limited	Subsidiary of Hammerson plc
West Quay Shopping Centre Limited	General Partner

20. ULTIMATE CONTROLLING PARTIES

The Partners listed in note 2 are the immediate controlling parties of the Partnership. The ultimate controlling parties are Hammerson plc and GIC Private Limited, which are registered in England and Wales and Singapore respectively.

The consolidated financial statements of Hammerson plc are available from its registered office.

The Company Secretarial Department,
Kings Place, 90 York Way,
London N1 9GE