Company Registration No. 00944771 (England and Wales)

PEEL PROPERTIES (S.W.) LIMITED

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2016

PEEL PROPERTIES (S.W.) LIMITED

COMPANY INFORMATION

Directors	Neil Lees A.C.I.S. Susan Moss A.C.I.S.
Secretary	Susan Moss A.C.I.S.
Company number	00944771
Registered office	Peel Dome Intu Trafford Centre TraffordCity Manchester M17 8PL

PEEL PROPERTIES (S.W.) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2016

The directors present their report and unaudited financial statements for the year ended 31 March 2016. The company has been dormant as defined in section 1169 of the Companies Act 2006 throughout the year and preceding financial year. It is anticipated that the company will remain dormant for the forseeable future. Key performance indicators are not considered necessary for an understanding of the development, performance or position of the business of the company. There are no risks or uncertainties facing the company including those within the context of the use of financial instruments.

Directors

Except where stated the following directors have held office since 1 April 2015:

Neil Lees A.C.I.S.
Susan Moss A.C.I.S.

Statement of directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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.

On behalf of the board

SMoss

Susan Moss A.C.I.S.
Director
22 August 2016

PEEL PROPERTIES (S.W.) LIMITED

BALANCE SHEET

AS AT 31 MARCH 2016

	Note	2016 £	2015 £
Fixed assets			
Investments	**3**	25,102	25,102
Current assets			
Debtors	**4**	19,431,329	19,431,329
Total assets		19,456,431	19,456,431
Capital and reserves			
Called up share capital	**5**	500,000	500,000
Other reserves	**6**	3,841,061	3,841,061
Profit and loss account	**6**	15,115,370	15,115,370
Shareholder's funds		19,456,431	19,456,431

For the financial year ended 31 March 2016 the company was entitled to exemption from audit under section 480 Companies Act 2006 relating to dormant companies. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements under the requirements of the Companies Act 2006.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and if its profit or loss for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The financial statements for Peel Properties (S.W.) Limited, registered number 00944771, were approved by the directors and authorised for issue on 22 August 2016.

Susan Moss A.C.I.S.
Director

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

As permitted by FRS 1 (revised) "Cash Flow Statements", the company has not prepared a cash flow statement as the company is a wholly owned subsidiary undertaking of Peel Holdings Land and Property (UK) Limited. Peel Holdings Land and Property (UK) Limited is a company incorporated and registered in England and Wales which produces group financial statements in accordance with the Companies Act 2006, which include a consolidated group cash flow statement.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Law and Accounting Standards, which have been applied consistently throughout the year and preceding year.

As the company has remained dormant throughout the financial year, there have been no profit and losses or other gains or losses during the year. Consequently, a Statement of Total Recognised Gains and Losses, a Note of Historical Cost Profits and Losses and a Reconciliation of Movements in Shareholder' Funds as required by the FRS 3 are not applicable and have not been included within the financial statements.

1.3 Fixed asset investments

Fixed asset investments in subsidiary undertakings are stated at cost less provision for impairment. Cost represents the aggregate cash consideration, costs incurred and either the fair or the nominal value of shares issued.

1.4 Group accounts

Group accounts have not been prepared as permitted by section 400 of the Companies Act 2006 as the company is itself a wholly owned subsidiary of a body corporate incorporated in the United Kingdom. The financial statements thus provide information about the company as a single entity and not about its group.

2 Profit and loss account

The company has remained dormant throughout the financial year. Consequently, the company has no profit and loss account.

3 Fixed asset investments

	Shares in subsidiary undertakings £
Cost	
At 1 April 2015 and at 31 March 2016	25,104
Provisions for diminution in value	
At 1 April 2015 and at 31 March 2016	2
Net book value	
At 1 April 2015 and at 31 March 2016	25,102

The company holds the share capital of the following companies:

Company	Country of registration or incorporation	Shares held Class	%
Subsidiary undertakings			
Earlbroom Limited	England & Wales	Ordinary	100.00
Hartlebury Trading Estate Limited	England & Wales	Ordinary	100.00
Media City Studios Limited	England & Wales	Ordinary	100.00
Sudbrook Trading Estate Limited	England & Wales	Ordinary	100.00
Participating interests			
Societe Civile Immobilere La Bergerie II	France	Ordinary	50.00

All companies remain dormant.

4 Debtors

	2016 £	2015 £
Amounts owed by group undertakings and undertakings	19,431,329	19,431,329

5 Share capital

	2016 £	2015 £
Allotted, called up and fully paid		
500,000 Ordinary shares of £1 each	500,000	500,000

6 Statement of movements on reserves

	Other reserves (see below) £	Profit and loss account £
Balance at 1 April 2015 and at 31 March 2016	3,841,061	15,115,370

The other reserves of the company are non-distributable and arise in respect of unrealised intra-group profits on disposal of fixed asset investment properties as a consequence of group reorganisations.

7 Employees

There were no employees during the year apart from the directors (2015: same).

No director received any remuneration for their services to the company (2015: same).

8 Control

The ultimate holding company in the year ended 31 March 2016 was Tokenhouse Limited, a company incorporated in the Isle of Man. Tokenhouse Limited is controlled by the Billown 1997 Settlement.

The largest group of companies, of which the company is a member, that produces consolidated accounts is Peel Holdings Group Limited, a company incorporated in the Isle of Man.

The smallest group of companies, of which the company is a member, that produces consolidated accounts, is Peel Holdings (Land and Property) Limited Limited, a company incorporated in England. Its group accounts are available from the Company Secretary, Peel Dome, intu Trafford Centre, Traffordcity, Manchester, M17 8PL.

9 Related party relationships and transactions

The company has taken advantage of the exemption in FRS 8 'Related Party Disclosures' from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the Peel Holdings Group Limited group of companies