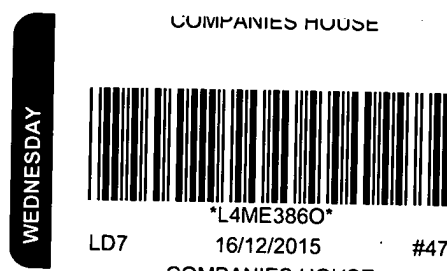


Company Registration Number: 1233998

Report and Accounts

TRUST UNION FINANCE LIMITED

31 March 2015



TRUST UNION FINANCE LIMITED

Registered No: 1233998

DIRECTORS' REPORT

Directors: J L Elliott
M A Phayre-Mudge

Secretary: Capita Company Secretarial Services

Registered Office: 11-12 Hanover Street, London, W1S 1YQ

The directors present their Report and the Accounts for the year ended 31 March 2015.

Business Review

The Company has been dormant throughout the financial year and has neither traded nor incurred any liabilities. Consequently it has made neither a profit nor a loss.

Directors

The directors of the Company during the year ended 31 March 2015 were those listed above.

No director had any interests in the share capital of the Company. The interests of the directors in the share capital of TR Property Investment Trust plc, the ultimate holding company, at the beginning of the year and at the end of the year are shown below:

	31 March 2015	1 April 2014
	Ordinary Shares of 25p	Ordinary Shares of 25p
J L Elliott	23,140	23,140
M A Phayre-Mudge	297,192	297,192

Elective Resolutions

The Company has passed Elective Resolutions pursuant to Sections 252, 366A and 386 of the Companies Act 1985 ('the Act') to dispense with the holding of Annual General Meetings, the laying of the Annual Report and Accounts before general meetings and the obligation to appoint auditors annually.

By order of the Board



Mrs N Lambourne
For and on behalf of
Capita Company Secretarial Services Limited
Secretary

16 December 2015

TRUST UNION FINANCE LIMITED

BALANCE SHEET at 31 March 2015

	<u>Note</u>	<u>2015</u>	<u>2014</u>
		£'000	£'000
CURRENT ASSETS			
Debtors - amounts due from group undertakings		-	-
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>-</u>	<u>-</u>
CAPITAL AND RESERVES			
Called up share capital	2	-	-
Profit and loss account		<u>-</u>	<u>-</u>
TOTAL EQUITY SHAREHOLDERS' FUNDS		<u>-</u>	<u>-</u>

For the year ended 31 March 2015 the Company was entitled to exemption under section 480(1) of the Companies Act 2006.

No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 476(1).

The directors acknowledge their responsibility for:

- a) Ensuring the Company keeps accounting records which comply with section 386;
- b) Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

These accounts were approved by the Board on 16 December 2015.



J L Elliott - Director

The notes on page 3 form part of these accounts

TRUST UNION FINANCE LIMITED

NOTES TO THE ACCOUNTS

1. Basis of Accounting

The accounts have been prepared under the historical cost basis of accounting and in accordance with applicable accounting standards.

2. Called Up Share Capital

	<u>2015</u> £'000	<u>2014</u> £'000
Authorised, allotted and fully paid: 100 ordinary shares of £1 each	<u>100</u>	<u>100</u>

3. Parent Undertaking

The parent undertaking of the group of undertakings for which group accounts are prepared and of which the Company is a member is TR Property Investment Trust plc, which is registered in England and Wales. Copies of the accounts of TR Property Investment Trust plc can be obtained from the Company Secretary, Capita Company Secretarial Services Limited, 1st Floor, 40 Dukes Place, London, EC3A 7NH.

4. **Related undertakings for Trust Union Finance Limited**

<u>Name of Company</u>	<u>% of Ordinary Shares held</u>	<u>Nature of Business</u>
<u>Direct</u>		
Trust Union Finance (1991) PLC	1	Property Investment Company
Trust Union Properties (Number Twenty-Two) Limited	999	Property Investment Company
Trust Union Properties Limited	1	Property Investment Company

Indirect (all through Trust Union Finance (1991) PLC)

New England Properties	70	Non-trading company
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Indirect (all through Trust Union Properties Limited)

The Property Investment Trust Limited	1	Non-trading company
The Real Estate Investment Trust Limited	1	Non-trading company
The Terra Property Investment Trust Limited	1	Non-trading company
TR Property Finance Limited	1	Non-trading company
Trust Union Finance Limited	1	Non-trading company
Trust Union Properties (Bayswater) Limited	1	Non-trading company
Trust Union Properties (Cardiff) Limited	1	Non-trading company
Trust Union Properties (Number Eight) Limited	1	Non-trading company
Trust Union Properties (Number Eighteen) Limited	1	Non-trading company
Trust Union Properties (Number Eleven) Limited	1	Non-trading company
Trust Union Properties (Number Fifteen) Limited	1	Non-trading company
Trust Union Properties (Number Five) Limited	1	Non-trading company
Trust Union Properties (Number Fourteen) Limited	1	Non-trading company
Trust Union Properties (Number Nine) Limited	1	Non-trading company
Trust Union Properties (Number Seven) Limited	1	Non-trading company
Trust Union Properties (Number Seventeen) Limited	1	Non-trading company
Trust Union Properties (Number Six) Limited	1	Non-trading company
Trust Union Properties (Number Sixteen) Limited	1	Non-trading company
Trust Union Properties (Number Ten) Limited	1	Non-trading company
Trust Union Properties (Number Thirteen) Limited	1	Non-trading company
Trust Union Properties (Number Twelve) Limited	1	Non-trading company
Trust Union Properties (Number Twenty-Three) Limited	1	Non-trading company
Trust Union Properties (Number Twenty-Two) Limited	1	Non-trading company
Trust Union Properties (South Bank) Limited	1	Non-trading company
Trust Union Properties (Theale) Limited	1	Non-trading company
Trust Union Properties Residential Developments Limited	1	Non-trading company
Trust Union Property Investment Trust Limited	1	Non-trading company