

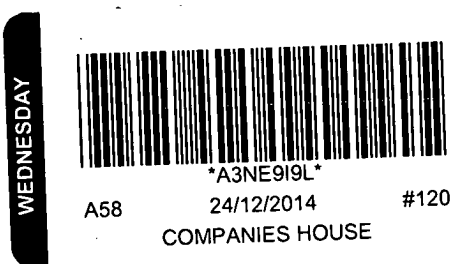
Company Registration Number:

2415772

TRUST UNION PROPERTIES (CARDIFF) LIMITED

Report and Accounts

31 March 2014



TRUST UNION PROPERTIES (CARDIFF) LIMITED

DIRECTORS' REPORT

Directors: J L Elliott
M A Phayre-Mudge

Secretary: Capita Company Secretarial Services Limited

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

The directors present their Report and the Accounts for the year ended 31 March 2014.

Review of Business

The Company has neither traded nor incurred any liabilities during the financial year. Consequently it made neither a profit nor a loss

Dividend

The directors do not recommend the payment of a dividend.

Directors and their Interests

The directors of the Company during the year ended 31 March 2014 were those listed above.

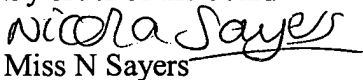
No director had any interests in the share capital of the Company. The interests of the directors in the share capital of TR Property Investment Trust plc, the ultimate holding company, at the beginning of the year and at the end of the year are shown below:

	31 March 2014	1 April 2013
	Ordinary Shares of 25p	Ordinary Shares of 25p
J L Elliott	23,140	23,140
M A Phayre-Mudge	297,192	283,192

Elective Resolutions

The Company has passed elective resolutions pursuant to Sections 252, 366A and 386 of the Companies Act 1985 as amended ('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


Miss N Sayers

For and on behalf of Capita Company Secretarial Services Limited
Secretary

22 December 2014

TRUST UNION PROPERTIES (CARDIFF) LIMITEDBALANCE SHEET at 31 March 2014

	<u>Note</u>	<u>2014</u>	<u>2013</u>
CURRENT ASSETS			
Debtors - amounts from group undertakings		160	160
CREDITORS - amounts falling due within one year	2	(7)	(7)
NET CURRENT ASSETS		153	153
TOTAL NET ASSETS		<u>153</u>	<u>153</u>
CAPITAL AND RESERVES			
Called up share capital	3	1	1
Profit and loss account		152	152
TOTAL EQUITY SHAREHOLDERS' FUNDS		<u>153</u>	<u>153</u>

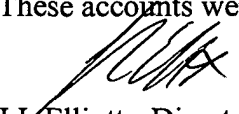
For the year ended 31 March 2014 the Company was entitled to exemption under section 480(1) of the Companies Act 2006.

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 22 December 2014.


J L Elliott - Director

The notes on page 3 form part of these accounts.

TRUST UNION PROPERTIES (CARDIFF) LIMITED

NOTES TO THE ACCOUNTS

1. Basis of Accounting

The accounts are prepared under the historical cost basis of accounting as modified to include the revaluation of investment properties and have been prepared in accordance with applicable accounting standards.

2. Creditors - amounts falling due within one year

	<u>2014</u>	<u>2013</u>
Amounts due to group undertakings	6	6
Other creditors	<u>1</u>	<u>1</u>
	<u>7</u>	<u>7</u>

3. Called Up Share Capital

	<u>2014</u> £'000	<u>2013</u> £'000
1,000 Authorised, allotted and called up Ordinary shares of £1 each	<u>1</u>	<u>1</u>

4. Parent Undertaking

The parent undertaking of the group 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, 40 Dukes Place, London, EC3A 7NH.

5. Related Party Transactions

The Company has taken advantage of the exemption from disclosure of transactions with group companies given by FRS8.