

Company Registration Number:

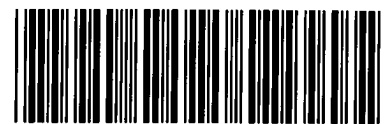
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Report and Accounts

TRUST UNION PROPERTIES (SOUTH BANK) LIMITED

31 March 2017

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COMPANIES HOUSE

TRUST UNION PROPERTIES (SOUTH BANK) 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 Accounts for the year ended 31 March 2017.

Review of Business

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

Directors and their Interests

The directors of the Company during the year ended 31 March 2017 were those listed above.

No director had any interests in the share capital of the Company.

The interests of the directors who are not directors of TR Property Investment Trust plc 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 2017	1 April 2016
	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 resolutions, pursuant to Sections 252, 366A and 386 of the Companies Act 1985, to dispense with the requirements to lay annual accounts before an annual general meeting of the Company, to hold an annual general meeting and to appoint auditors annually.

By order of the Board



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

21 September 2017

TRUST UNION PROPERTIES (SOUTH BANK) LIMITED**BALANCE SHEET at 31 MARCH 2017**

	<u>Note</u>	<u>2017</u> £'000	<u>2016</u> £'000
CURRENT ASSETS			
Debtors	2	3,028	3,028
TOTAL NET ASSETS		<u>3,028</u>	<u>3,028</u>
SHARE CAPITAL AND RESERVES			
Called up share capital	3	3,031	3,031
Profit and loss account		<u>(3)</u>	<u>(3)</u>
TOTAL EQUITY SHAREHOLDERS' FUNDS		<u>3,028</u>	<u>3,028</u>

For the year ended 31 March 2017 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 21 September 2017.



J L Elliott - Director

The notes on page 3 form part of these accounts.

TRUST UNION PROPERTIES (SOUTH BANK) LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 March 2017

1. Basis of Accounting

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

2. Debtors - amounts falling due within one year

	<u>2017</u> £'000	<u>2016</u> £'000
Amounts due from group undertakings	<u>3,028</u>	<u>3,028</u>

3. Called Up Share Capital

	<u>2017</u> £'000	<u>2016</u> £'000
Authorised: 25,000,000 ordinary shares of £1 each	<u>25,000</u>	<u>25,000</u>
Issued, allotted, called up and fully paid 3,031,258 ordinary shares of £1 each	<u>3,031</u>	<u>3,031</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.