

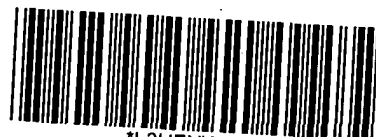
SHOWART LIMITED

Registered No. 2500726

Report and Accounts

31 December 2013

MONDAY



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29/09/2014

#189

COMPANIES HOUSE

Showart Limited

Registered No. 2500726

DIRECTORS

M A Phayre-Mudge

J L Elliott

SECRETARY

Capita Company Secretarial Services Limited

1st Floor

40 Dukes Place

London

EC3A 7NH

REGISTERED OFFICE

3rd Floor

11-12 Hanover Street

London

W1S 1YQ

DIRECTORS' REPORT

The directors present their report and accounts for the year ended 31 December 2013.

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The Company did not trade during the year and did not incur any expenses.

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.

DIRECTORS AND THEIR INTERESTS

The directors of the Company during the year ended 31 December 2013 are listed on page 1.

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 1 January 2013 and 31 December 2013, are shown below:

	31 December 2013 Ordinary Shares of 25p	31 December 2012 Ordinary Shares of 25p
J L Elliott	23,140	23,140
M A Phayre-Mudge	297,192	283,192

By order of the Board



Miss N Sayers
For and on behalf of
Capita Company Secretarial Services Limited
Secretary

26 September 2014

BALANCE SHEET
at 31 December 2013

	<i>Notes</i>	<i>2012</i> £	<i>2011</i> £
CURRENT ASSETS			
Debtors	2	2	2
		<u> </u>	<u> </u>
CAPITAL AND RESERVES			
Called up share capital	3	2	2
Profit and loss account		—	—
		<u> </u>	<u> </u>
SHAREHOLDERS' FUNDS	4	2	2
		<u> </u>	<u> </u>

The Company has not traded during the year to 31 December 2013 or the previous year and no profit and loss account has therefore been prepared. There have been no recognised gains or losses in either year.

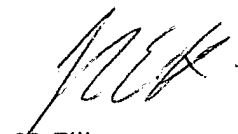
For the year ended 31 December 2013, the Company was entitled to exemption under section 480(1) of the Companies Act 2006.

Members have not required the Company to obtain an audit in accordance with section 476(1) of the Companies Act 2006.

The directors acknowledge their responsibility for:

- Ensuring the Company keeps accounting records which comply with section 386; and
- 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 of Directors and signed on their behalf on September 2014.



J L Elliott

Director

Showart Limited

NOTES TO THE ACCOUNTS

at 31 December 2013

1. BASIS OF ACCOUNTING

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

2. DEBTORS

	2013	2012
	£	£
Amounts due from group undertaking	2	2

3. CALLED UP SHARE CAPITAL

	<i>Authorised</i>		<i>Issued, but not paid up</i>	
	2013	2012	2013	2012
	No.	No.	£	£
Ordinary shares of £1 each	1,000	1,000	2	2

4. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2013	2012
	£	£
Balance brought forward and carried forward	2	2

5. ULTIMATE PARENT COMPANY

At 31 December 2013, the parent company was Trust Union Properties (Number Twenty-Three) Limited, a company registered in England. The ultimate parent company at that date was TR Property Investment Trust plc, a company registered in England. Copies of the accounts of TR Property Investment Trust plc are available from the Company Secretary, 11-12 Hanover Street, London, W1S 1YQ.