

Registered number: 02902133

**CROYDON PROPERTIES LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2015**

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**CROYDON PROPERTIES LIMITED**

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**COMPANY INFORMATION**

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<b>DIRECTORS</b>	M D S James S G Carter
<b>COMPANY SECRETARY</b>	S J Odell
<b>REGISTERED NUMBER</b>	02902133
<b>REGISTERED OFFICE</b>	43-45 Portman Square London W1H 6LY

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**CROYDON PROPERTIES LIMITED**

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**CROYDON PROPERTIES LIMITED**

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**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 MARCH 2015**

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The directors present their report and the financial statements for the year ended 31 March 2015. The Company is dormant and has not traded during the year.

**DIRECTORS**

The directors who served during the year and up until the date of signing were:

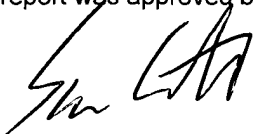
M D S James

R J Stearn (resigned 31 March 2015)

D M Greenslade (appointed 31 March 2015 & resigned 26 May 2015)

S G Carter (appointed 26 May 2015)

This report was approved by the board and signed on its behalf.



**S G Carter**  
Director

Date: 22/9/15

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## **CROYDON PROPERTIES LIMITED**

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### **DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 MARCH 2015**

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The directors are responsible for preparing the directors' 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 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 judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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.

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**CROYDON PROPERTIES LIMITED**  
**REGISTERED NUMBER: 02902133**

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**PROFIT AND LOSS ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2015**

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The company has not traded during the year or the preceding financial year. During these periods, the company received no income and incurred no expenditure and therefore made neither profit or loss.

**BALANCE SHEET**  
**AS AT 31 MARCH 2015**

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	Note	£	2015 £	£	2014 £
<b>CURRENT ASSETS</b>					
Debtors	2		<u>9,209,896</u>		<u>9,209,896</u>
<b>NET ASSETS</b>			<u><u>9,209,896</u></u>		<u><u>9,209,896</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	3		<u>5,487,584</u>		<u>5,487,584</u>
Profit and loss account			<u>3,722,312</u>		<u>3,722,312</u>
<b>SHAREHOLDERS' FUNDS</b>	4		<u><u>9,209,896</u></u>		<u><u>9,209,896</u></u>

For the year ended 31 March 2015 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

  
**S G Carter**  
Director

Date: 22/9/15

The notes on page 4 form part of these financial statements.

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**CROYDON PROPERTIES LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2015**

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**1. ACCOUNTING POLICIES**

**1.1 Basis of preparation of financial statements**

The financial statements are prepared under the historical cost convention and in accordance with all applicable United Kingdom accounting standards (United Kingdom Generally Accepted Accounting Practice) and the requirements of the Companies Act 2006.

**2. DEBTORS**

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Amounts owed by group undertakings	<b>9,209,896</b>	9,209,896

Amounts due from group undertakings are interest free and repayable on demand.

**3. SHARE CAPITAL**

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
<b>Allotted, called up and fully paid</b>		
5,487,584 Ordinary shares of £1 each	<b>5,487,584</b>	5,487,584

**4. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS**

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Shareholders' funds at 1 April 2014 and 31 March 2015	<b>9,209,896</b>	9,209,896

**5. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY**

The Company's immediate parent company is Croydon Land (Holdings) Limited and its ultimate parent company is Quintain Estates and Development PLC. The only group in which results of the Company are consolidated is that headed by Quintain Estates and Development PLC. Group financial statements are available on request from 43-45 Portman Square, London W1H 6LY.