

Registered number: 02918348

CROYDON LAND (NO.2) LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2016



CROYDON LAND (NO.2) LIMITED

COMPANY INFORMATION

Directors	A E C Hare S A Tatford
Company secretary	F V Heazell
Registered number	02918348
Registered office	43-45 Portman Square London W1H 6LY

CROYDON LAND (NO.2) LIMITED

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CROYDON LAND (NO.2) LIMITED

**DIRECTORS' REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2016**

The directors present their report and the financial statements for the period ended 31 December 2016.

The Company is dormant and has not traded during the period.

Directors

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

M D S James (resigned 27 June 2016)
S G Carter (resigned 27 June 2016)
D M Greenslade (appointed 27 June 2016, resigned 17 March 2017)
S J Odell (appointed 27 June 2016, resigned 5 October 2016)
A E C Hare (appointed 5 October 2016)
S A Tatford (appointed 17 March 2017)

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

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



A E C Hare
Director

Date: 18 July 2017

CROYDON LAND (NO.2) LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE PERIOD ENDED 31 DECEMBER 2016**

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgements 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;
- 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 to 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.

CROYDON LAND (NO.2) LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE PERIOD ENDED 31 DECEMBER 2016**

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

CROYDON LAND (NO.2) LIMITED
REGISTERED NUMBER: 02918348

BALANCE SHEET
AS AT 31 DECEMBER 2016

	Note	31 December 2016 £	31 March 2016 £
Current assets			
Debtors: amounts falling due within one year	2	12,893	12,893
Total assets less current liabilities		12,893	12,893
Net assets		12,893	12,893
Capital and reserves			
Called up share capital	3	100	100
Profit and loss account		12,793	12,793
Shareholder's funds		12,893	12,893

For the period ended 31 December 2016 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 for the period in question 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 Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

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



A E C Hare
Director

Date: 18 July 2017

The notes on page 5 form part of these financial statements.

CROYDON LAND (NO.2) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared as a going concern under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006. The Company has used the election available in section 35.10(m) of FRS 102 for dormant companies to retain their existing accounting policies on transition to FRS102 until such time as there is any change to those balances or the Company undertakes any new transactions.

2. Debtors

	31 December 2016 £	31 March 2016 £
Amounts owed by group undertakings	12,893	12,893

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

3. Share capital

	31 December 2016 £	31 March 2016 £
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100

4. Controlling party

The Company's immediate parent was Croydon Land (Holdings) Limited, registered address 43-45 Portman Square, London W1H 6LY, a subsidiary of Bailey Acquisitions Limited, registered address 44 Esplanade, St Helier, Jersey, JE4 9WG. The only group in which results of the Company are consolidated is that headed by Bailey Acquisitions Limited. Group financial statements are available on request from 43-45 Portman Square, London W1H 6LY. The ultimate controlling party is Lone Star Real Estate Fund IV, an entity incorporated in Bermuda.