

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

Company Number 4139658

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BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2011

The directors present their report and financial statements for the year ended 31 December 2011.

Company number 4139658

PRINCIPAL ACTIVITY

During the year the company has held a legal ownership interest in investment properties. The beneficial ownership of these properties is held by The Broadmarsh Retail Limited Partnership, for which the company's parent company, Broadmarsh Retail General Partner Limited, acts as General Partner.

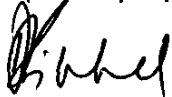
Accordingly, the property and the results of the related operations are dealt with in the financial statements of The Broadmarsh Retail Limited Partnership.

REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

The directors do not expect the company's state of affairs to change in the foreseeable future.

DIRECTORS IN THE YEAR

Martin Breeden	appointed 1 December 2011
Martin Ellis	appointed 1 December 2011
David Fischel	appointed 1 December 2011
Trevor Pereira	appointed 1 December 2011
Julian Agnew	resigned 1 December 2011
John Burton	resigned 1 December 2011
Michael Gutman	resigned 1 December 2011
Peter Miller	resigned 1 December 2011
Imran Nasir (alternate director)	resigned 1 December 2011
Stephen Spray	resigned 1 December 2011



David Fischel
Director

26 September 2012

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2011

	Notes	2011 £	2010 £
Current assets			
Debtors	4	<u>1</u>	<u>1</u>
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	5	<u>1</u>	<u>1</u>
Shareholder's funds		<u>1</u>	<u>1</u>

For the year ending 31 December 2011, the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

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

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

The notes on pages 3 to 4 form part of these financial statements.

Approved by the Board on 26 September 2012.



David Fischel
Director

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

1. Principal accounting policies

The financial statements are prepared under the historical cost convention. They are prepared in accordance with applicable United Kingdom account standards and in accordance with the Companies Act 2006.

The company holds a legal ownership interest in investment properties acquired by its parent company, Broadmarsh Retail General Partner Limited. No asset is shown in these financial statements as the beneficial ownership of these properties is held by The Broadmarsh Retail Limited Partnership. Broadmarsh Retail General Partner Limited is the general partner of The Broadmarsh Retail Limited Partnership.

Profit and loss account

The company has not traded during the current or prior year. Accordingly, no profit and loss account has been presented.

Statement of cash flows

The company is not required to produce a cash flow statement under Financial Reporting Standard 1 (Revised 1996) 'Cash Flow Statements' as it is a wholly owned subsidiary of Capital Shopping Centres Group PLC and the cash flows of the company are included in the consolidated financial statements of the ultimate parent company, which are publicly available.

2. Directors' emoluments

The directors did not receive any remuneration during the year in respect of their services provided to the company (2010 £nil).

3. Staff costs

The company has no employees (2010 nil).

4. Debtors

	2011	2010
	£	£
Amounts due from parent undertaking	<u>1</u>	<u>1</u>

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

5. Called up share capital

	£
Issued, called up and fully paid	
1 ordinary share of £1	<u>1</u>

The concept of authorised share capital was abolished by the Companies Act 2006 with effect from 1 October 2009.

Under saving provisions, the current maximum number of shares which may be issued by the company is 1,000 ordinary shares of £1 each.

6. Related party transactions

The company has taken advantage of the exemption under FRS 8 'Related party disclosures' paragraph 3(c) and has not disclosed transactions made with other group undertakings

7. Parent undertaking and controlling party

The immediate parent undertaking is Broadmarsh Retail General Partner Limited, a company registered in England & Wales and incorporated in Great Britain

At 31 December 2010 Broadmarsh Retail General Partner Limited was jointly controlled by Cavemont Pty Limited, a company incorporated in Australia, and Possfund Nominees Limited, a company incorporated in and registered in England and Wales.

On 1 December 2011, CSC Property Services Limited acquired 100% of the share capital of Broadmarsh Retail General Partner Limited.

As at 31 December 2011 the ultimate parent company of CSC Property Services Limited is Capital Shopping Centres Group PLC, a company incorporated and registered in England and Wales, copies of whose financial statements may be obtained from the Company Secretary, 40 Broadway, London SW1H 0BT. The immediate parent company is CSC Property Services Limited, a company incorporated and registered in England and Wales