

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2012

Company Number 4139658



BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2012

The directors present their report and financial statements for the year ended 31 December 2012

Company number 4139658

PRINCIPAL ACTIVITY

The company holds 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.

The company is currently dormant.


REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

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

The ultimate parent company changed its name from Capital Shopping Centres Group PLC to Intu Properties plc on 15 February 2013.

DIRECTORS IN THE YEAR

Martin Breeden
Martin Ellis
David Fischel
Trevor Pereira



Martin Ellis
Director
24 September 2013

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2012

There are no items of income and expense and accordingly neither an income statement nor a statement of comprehensive income have been prepared

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2012

	Notes	2012 £	2011 £
Current assets			
Trade and other receivables	2	<u>1</u>	<u>1</u>
Net assets		<u>1</u>	<u>1</u>
Equity			
Share capital	3	<u>1</u>	<u>1</u>
Total equity		<u>1</u>	<u>1</u>

For the year ending 31 December 2012, 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 6 to 7 form part of these financial statements

Approved by the Board on 24 September 2013



Martin Ellis
Director



Trevor Pereira
Director

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

STATEMENT OF CHANGES IN EQUITY AT 31 DECEMBER 2012

	Share capital £
At 1 January 2011	1
Total comprehensive income for the year	<u>-</u>
At 31 December 2011	<u>1</u>
At 1 January 2012	1
Total comprehensive income for the year	<u>-</u>
At 31 December 2012	<u>1</u>

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2012

	2012 £	2011 £
Cash generated from operations	<u>-</u>	<u>-</u>
Cash flows from operating activities	<u>-</u>	<u>-</u>
Cash flows from investing activities	<u>-</u>	<u>-</u>
Cash flows from financing activities	<u>-</u>	<u>-</u>
Net increase in cash and cash equivalents		
Cash and cash equivalents at 1 January	<u>-</u>	<u>-</u>
Cash and cash equivalents at 31 December	<u>-</u>	<u>-</u>

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2012

1. Principal accounting policies

These financial statements have been prepared in accordance with International Financial Reporting Standards, as adopted by the European Union (IFRS), IFRIC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. These are the company's first financial statements to be prepared under IFRS and IFRS 1 (First-time adoption of International Financial Reporting Standards) has been applied.

The comparative information presented in these accounts has been restated and represented under IFRS. This has resulted in presentational changes only and the profit for the year ended 31 December 2012 and total equity as at 1 January 2012 and 31 December 2012 are unaffected.

The financial statements have been prepared under the historical cost convention as modified by the revaluation of properties and derivative financial instruments.

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those estimates.

The standards, amendments and interpretations endorsed by the EU which are effective for the first time for the company's 31 December 2012 year end did not have any impact on the presentation or disclosure of the financial statements of the company.

Standards issued and adopted by the EU but not effective for the year ended 31 December 2012 nor adopted early are not expected to have an impact on the presentation or disclosure of the financial statements of the company.

Additionally, a number of standards have been issued but are not yet adopted by the EU and so are not available for early adoption. It is anticipated that the earliest period that these standards may be applied will be for the year ended December 2013, however they are not expected to have any impact on the presentation or disclosure of the financial statements of the company.

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2012

2. Trade and other receivables

	2012 £	2011 £
Amounts due from parent undertaking	<u>1</u>	<u>1</u>

Amounts due from parent are unsecured, non-interest bearing and repayable on demand

3. Share capital

	2012 £	2011 £
Issued, called up and fully paid		
1 (2011 1) ordinary share of £1	<u>1</u>	<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

4. Related party transactions

Significant balances outstanding between the company and other group companies are shown below

	Amounts due from	
	2012 £	2011 £
Broadmarsh Retail General Partner Limited	<u>1</u>	<u>1</u>

5. Parent undertaking and controlling party

The ultimate parent company is Intu Properties 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 Broadmarsh Retail General Partner Limited, a company incorporated and registered in England and Wales