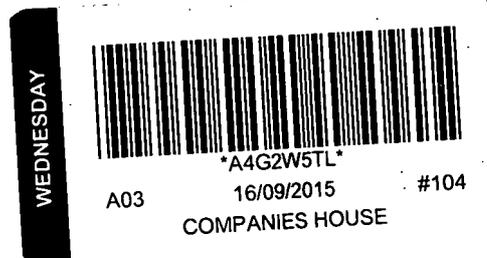


BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2014

Company Number 4139658



BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2014

The directors present their report and financial statements for the year ended 31 December 2014.

Company number: 4139658

The company is exempt from the requirement to prepare a separate Strategic Report in accordance with Section 414B(b) of the Companies Act 2006.

PRINCIPAL ACTIVITIES

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

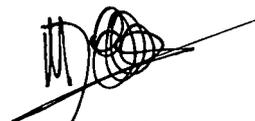
The directors do not expect the company's state of affairs to change in the foreseeable future.

DIRECTORS IN THE YEAR AND UP UNTIL THE DATE OF THIS REPORT

Martin Breeden
Martin Ellis
David Fischel
Trevor Pereira

AUDITORS

The company is exempt under section 480 of the Companies Act 2006 from the provisions of part 16 of this Act relating to the audit of financial statements.



Martin Ellis
Director
11 September 2015

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2014

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 2014

	Notes	2014 £	2013 £
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>

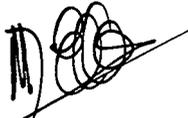
For the year ending 31 December 2014, the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

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 11 September 2015.



Martin Ellis
Director



Trevor Pereira
Director

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2014

	Share capital £
At 1 January 2013	1
Total comprehensive income for the year	<u>-</u>
At 31 December 2013	<u>1</u>
At 1 January 2014	1
Total comprehensive income for the year	<u>-</u>
At 31 December 2014	<u>1</u>

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2014

	2014 £	2013 £
Cash generated from operations	-	-
Cash flows from operating activities	-	-
Cash flows from investing activities	-	-
Cash flows from financing activities	-	-
Net change in cash and cash equivalents	-	-
Cash and cash equivalents at 1 January	-	-
Cash and cash equivalents at 31 December	-	-

BROADMARSH RETAIL (NOMINEE NO. 1) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2014

1. Principal accounting policies

These financial statements have been prepared in accordance with International Financial Reporting Standards, as adopted by the European Union (IFRS), IFRS IC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS.

The financial statements have been prepared under the historical cost convention.

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 2014 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 2014 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. These 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 2014

2. Trade and other receivables

	2014 £	2013 £
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

	2014 £	2013 £
Issued, called up and fully paid 1 (2013 1) ordinary share of £1	<u>1</u>	<u>1</u>

4. Related party transactions

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

	Amounts due from	
	2014 £	2013 £
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.