

25 -28 Old Burlington Street No 1 Limited

Report and Financial Statements

FOR THE YEAR ENDED 31ST DECEMBER 2010

COMPANY NO 04161242



25 – 28 Old Burlington Street No 1 Limited

COMPANY INFORMATION

DIRECTORS

R A Crombie

S C Olton

J N Stuart

REGISTERED OFFICE

20 Finsbury Street

London

EC2Y 9AQ

25 – 28 Old Burlington Street No 1 Limited

DIRECTORS' REPORT

The Directors present their unaudited Report and Financial Statements for the year ended 31 December 2010

PRINCIPLE ACTIVITY & REVIEW OF THE BUSINESS

The principle activity of 25- 28 Old Burlington Street No 1 Limited is to hold leasehold interest relating to the headlease of the common areas and residential areas of the Richmond Riverside property. The company has not traded and was dormant in the current year, consequently no profit and loss account has been presented.

DIRECTORS AND THEIR INTERESTS

The Directors who served the Company during the year were as follows

R A Crombie
S C Olton
J N Stuart

DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

Company law requires the Directors to prepare Financial Statements for each financial year which 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 those Financial Statements, the Directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent, and
- prepare the Financial Statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping proper accounting records which 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.

AUDITORS

The Company satisfies the provisions of section 480(1) of the Companies Act 2006 and accordingly the Company is exempt from the obligation to appoint Auditors.

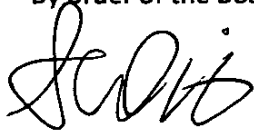
25 – 28 Old Burlington Street No 1 Limited

DIRECTORS' REPORT

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the special provisions for small companies under section 15 of the Companies Act 2006

By order of the Board



S C Olton
Director

Date: 28/09/2011

25 – 28 OLD BURLINGTON STREET NO 1 LIMITED
BALANCE SHEET
as at 31 December 2010

	<i>Notes</i>	<i>2010</i> £	<i>2009</i> £
ASSETS			
Investments	2	<u>1</u>	<u>1</u>
CURRENT ASSETS			
Debtors	3	532	703
CREDITORS: amounts falling due within one year	4	<u>(531)</u>	<u>(702)</u>
NET CURRENT ASSETS		<u>1</u>	<u>1</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2</u>	<u>2</u>
CAPITAL AND RESERVES			
Called up share capital	5	2	2
Profit and loss account		<u>-</u>	<u>-</u>
SHAREHOLDERS' FUNDS - equity interests		<u>2</u>	<u>2</u>

For the year ended 31 December 2010

- 1 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 ("the Act") relating to dormant companies,
- 2 the members have not required the Company to obtain an audit of its Financial Statements in accordance with section 476 of the Act
- 3 the Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of Financial Statements

25 – 28 OLD BURLINGTON STREET NO 1 LIMITED
BALANCE SHEET
as at 31 December 2010

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standards for Smaller Entities (effective April 2008)

The financial statements of 25 – 28 Old Burlington Street No 1 Limited, company registration number 04161242, were approved by the board on . 28/09/2011 . and signed on its behalf by



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S C Olton
Director
Company Number 04161242

The notes on pages 7 to 8 form part of these financial statements

25 – 28 OLD BURLINGTON STREET NO 1 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2010

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). The principal accounting policies are set out below.

The company is exempt from the requirement to prepare group accounts. These financial statements therefore present information about the company as an individual undertaking and not about its group.

Profit and loss account

The company did not carry on business during the period and no profit and loss account has been prepared.

Investments

Unquoted investments are stated at the directors' best estimate of their market value at the balance sheet date. Where this is not possible, the unquoted investments are stated at cost.

2. INVESTMENTS

	2010 £	2009 £
At cost	<u>1</u>	<u>1</u>

The estimated market value of the unlisted investments at 31 December 2010 was £1 (2009 - £1). The valuation of the unlisted investments has been carried out by the directors of the company at the balance sheet date.

The company has a wholly owned subsidiary undertaking, Water Lane (Management) Limited which is limited by guarantee and did not trade during the year and had no assets or liabilities at 31 December 2010 (2009 - £0).

3. DEBTORS

	2010 £	2009 £
Amounts owed by Group undertakings	<u>532</u>	<u>703</u>

4. CREDITORS Amounts falling due within one year

	2010 £	2009 £
Amounts owed to Group undertakings	<u>531</u>	<u>702</u>

25 – 28 OLD BURLINGTON STREET NO 1 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2010

5. SHARE CAPITAL

	Allotted, called up and fully paid			
	2010 No	2009 No	2010 £	2009 £
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

6 RELATED PARTY TRANSACTIONS

In accordance with the exemption afforded by FRS 8 "Related Party Disclosures", certain details of transactions with parent and fellow subsidiary companies are not disclosed as they are included in the consolidated financial statements of the parent company, which are publicly available

7. PARENT UNDERTAKING

The Company's immediate parent undertaking is EPF Richmond Riverside S a r l which is incorporated in Luxembourg Copies of the group Financial Statements of EPF Richmond Riverside S a r l which include the Company, are available from 6 route de Treves, L-2633, Senningerberg, Luxembourg

8. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

In the Directors' opinion, the Company's ultimate parent undertaking and controlling party is JPMorgan European Property Holding Luxembourg 2 S a r l, which is incorporated in Luxembourg Copies of the group Financial Statements of JP Morgan European Holding Luxembourg 2 S a r l, which include the Company, are available from 6 route de Treves, L-2633, Senningerberg, Luxembourg