

REGISTERED NUMBER: 04161242 (England and Wales)

REPORT OF THE DIRECTORS AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2012  
FOR  
25 - 28 OLD BURLINGTON STREET NO 1  
LIMITED

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COMPANIES HOUSE

**25 - 28 OLD BURLINGTON STREET NO 1**  
**LIMITED (REGISTERED NUMBER: 04161242)**

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**for the year ended 31 December 2012**

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**25 - 28 OLD BURLINGTON STREET NO 1  
LIMITED**

**COMPANY INFORMATION**  
**for the year ended 31 December 2012**

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**DIRECTORS:**

R A Crombie  
J N Stuart

**REGISTERED OFFICE:**

20 Finsbury Street  
London  
EC2Y 9AQ

**REGISTERED NUMBER:**

04161242 (England and Wales)

**25 - 28 OLD BURLINGTON STREET NO 1**  
**LIMITED (REGISTERED NUMBER: 04161242)**

**REPORT OF THE DIRECTORS**  
**for the year ended 31 December 2012**

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The directors present their report with the financial statements of the company for the year ended 31 December 2012

**REVIEW OF BUSINESS**

The company has not traded and was dormant in the current year, consequently no profit and loss account has been presented. The principal 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.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 January 2012 to the date of this report.

R A Crombie  
J N Stuart

Other changes in directors holding office are as follows:


S C Olton ceased to be a director after 31 December 2012 but prior to the date of this report.

**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.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD:**



J N Stuart - Director

Date *September 27, 2013*

**25 - 28 OLD BURLINGTON STREET NO 1**  
**LIMITED (REGISTERED NUMBER: 04161242)**

**BALANCE SHEET**  
**31 December 2012**

	Notes	2012 £	2011 £
<b>FIXED ASSETS</b>			
Investments	2	1	1
<b>CURRENT ASSETS</b>			
Debtors	3	532	532
<b>CREDITORS</b>			
Amounts falling due within one year	4	(531)	(531)
<b>NET CURRENT ASSETS</b>		<u>1</u>	<u>1</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2</u>	<u>2</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	5	<u>2</u>	<u>2</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>2</u>	<u>2</u>

The company is entitled to exemption from audit under Section 480 of the Companies Act 2006 for the year ended 31 December 2012

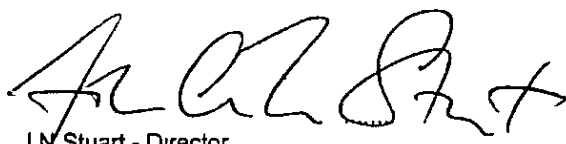
The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2012 in accordance with Section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

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 Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the Board of Directors on *September 27, 2013* and were signed on its behalf by

  
J N Stuart - Director

The notes on pages 5 to 6 form part of these financial statements

**25 - 28 OLD BURLINGTON STREET NO 1**  
**LIMITED (REGISTERED NUMBER: 04161242)**

**PROFIT AND LOSS ACCOUNT**  
**for the year ended 31 December 2012**

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During the financial year and the preceding financial year the company has not traded and has received no income and incurred no expenditure. Consequently, during those periods the company has made neither a surplus nor a deficit.

The notes on pages 5 to 6 form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS  
for the year ended 31 December 2012**

**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 company was dormant throughout the current year and previous year

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

**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 FIXED ASSET INVESTMENTS**

	Unlisted investments £
<b>COST</b>	
At 1 January 2012	
and 31 December 2012	1
<b>NET BOOK VALUE</b>	
At 31 December 2012	1
At 31 December 2011	1

The estimated market value of the unlisted investments at 31 December 2012 was £1 (2011 - £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 2012 (2011 - £0)

**3 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2012 £	2011 £
Amounts owed by group undertakings	532	532

**4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2012 £	2011 £
Amounts owed to group undertakings	531	531

**5 CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid Number	Class	Nominal value	2012 £	2011 £
2	Ordinary	1	2	2

**25 - 28 OLD BURLINGTON STREET NO 1**  
**LIMITED (REGISTERED NUMBER: 04161242)**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 31 December 2012**

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**6 RELATED PARTY DISCLOSURES**

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 JP Morgan European Property Fund (the "Fund"), established as a Luxembourg real estate Fund organised as a "Fonds Commun de Placement", which is an unincorporated contractual co-ownership Copies of the group financial statements are available from 6 route de Treves, L-2633, Senningerberg, Luxembourg