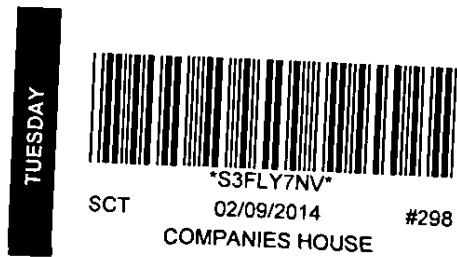


PROPERTY CORPORATE DIRECTOR 2 LIMITED

**REPORT AND
FINANCIAL STATEMENTS**

FOR THE YEAR ENDED 31 DECEMBER 2013



REGISTERED NUMBER

04406345

PROPERTY CORPORATE DIRECTOR 2 LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

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PROPERTY CORPORATE DIRECTOR 2 LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2013**

DIRECTORS:

Mark Watt
David Paine
Robert Hannigan
Andrew Jackson

SECRETARY:

Paolo Alonzi

REGISTERED OFFICE:

100 Barbirolli Square
Manchester
M2 3AB

PROPERTY CORPORATE DIRECTOR 2 LIMITED

DIRECTORS' REPORT

The directors' present their annual report and financial statements for the year ended 31 December 2013

RESULTS AND DIVIDENDS

During the financial year and preceding financial year, Property Corporate Director 2 Limited (registered company number 04406345) has been dormant. During those years the company made neither a profit nor a loss, therefore, no profit and loss account has been presented.

INCORPORATION

The Company was incorporated on 28 March 2002.

DIRECTORS AND THEIR INTERESTS

The directors who held office during the year are disclosed on page 1.

As at 31 December 2013 none of the directors held any interests in the ordinary share capital of the business.


DIRECTORS' RESPONSIBILITIES

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 as at the end of the financial year and of the profit or loss of the company for that year. 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 the 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 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.

Approved by the board of directors and signed on their behalf by


PAOLO ALONZI

28.8.14
Date

PROPERTY CORPORATE DIRECTOR 2 LIMITED

**BALANCE SHEET
AT 31 DECEMBER 2013**

	2013 £	2012 £
CURRENT ASSETS		
Debtors	1	1
NET ASSETS	<u>1</u>	<u>1</u>
ISSUED SHARE CAPITAL		
1 Ordinary share of £1 each	1	1
TOTAL SHAREHOLDER FUNDS	<u>1</u>	<u>1</u>

For the year ended 31 December 2013 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies

Directors' responsibilities

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

The accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

Approved by the board of directors and signed on their behalf by



MARK BRIAN WATT

28/8/14

Date

The notes on page 4 form part of the financial statements

PROPERTY CORPORATE DIRECTOR 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

1 ACCOUNTING POLICIES

Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards and the Companies Act 2006

Related party disclosures

There were no related party transactions during the year

Cash flow statement

The company is a subsidiary of Standard Life Assurance Limited and is included in consolidated financial statements of Standard Life plc, which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of Financial Reporting Standard 1, "Cash Flow Statements" (revised 1996)

2 CONTROLLING PARTY

The Company's immediate parent undertaking is Standard Life Assurance Limited. Standard Life Assurance Limited is a subsidiary of Standard Life plc, the ultimate parent undertaking. Standard Life plc is a company incorporated in Scotland and copies of the group's accounts can be obtained from 30 Lothian Road, Edinburgh, EH1 2DH