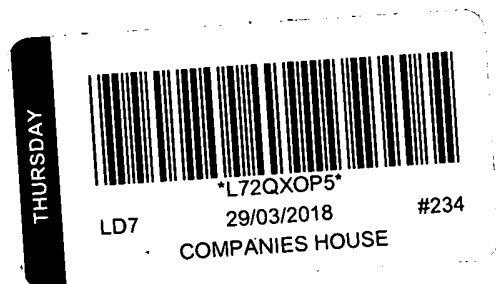


**Tindall Hotels Holdco 1  
Limited**

Report and Accounts  
*30 June 2017*

**Rees Pollock  
Chartered Accountants**



**TINDALL HOTELS HOLDCO 1 LIMITED**

**Directors**

M D Payne  
M D Watson

**Accountants**

Rees Pollock  
35 New Bridge Street  
London  
EC4V 6BW

**Registered Office**

5th Floor  
Leconfield House  
Curzon Street  
London  
W1J 5JA

**Company Number**

04439516

**TINDALL HOTELS HOLDCO 1 LIMITED**

**DIRECTORS' REPORT**

The directors present their report and financial statements for the year ended 30 June 2017.

**Directors**

The directors who served during the period were:

D Pasher	(resigned 19 December 2016)
M D Payne	
V A Tchenguiz	(resigned 19 December 2016)
W Wingham	(resigned 19 December 2016)
M D Watson	

**Small company provisions**

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

This report was approved by the board on 28 March 2018 and signed on its behalf.



M D Payne  
Director

**TINDALL HOTELS HOLDCO 1 LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the year ended 30 June 2017**

The company was dormant throughout the year ended 30 June 2017. The company has not traded during the period or during the preceding financial period. During these periods the company received no income and incurred no expenditure and therefore made neither a profit nor loss.

There were no other items of other comprehensive income for 2017 or 2016.

The notes on pages 6 to 8 form part of these accounts

**TINDALL HOTELS HOLDCO 1 LIMITED**

Registered Number: 04439516

**BALANCE SHEET AT 30 JUNE 2017**

	Notes	£	2017 £	2016 £
<b>Fixed assets</b>				
Investments	2		4	4
<b>Current assets</b>				
Debtors	3	4		4
Creditors: amounts falling due in less than one year	4	(4)		(4)
Net current assets			—	—
<b>Total assets less current liabilities</b>			4	4
<b>Capital and reserves</b>				
Called up share capital	5		4	4

For the year ended 30 June 2017 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Companies Act 2006 and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 30 June 2017 and of its profit or loss for the year then ended in accordance with the requirements of sections 394 and 395 of the Companies Act 2006 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 on pages 3 to 8 were approved and authorised for issue by the board and were signed on its behalf on 28 March 2018.



M D Payne  
Director

The notes on pages 6 to 8 form part of these accounts

**TINDALL HOTELS HOLDCO 1 LIMITED**

**STATEMENT IN CHANGES OF EQUITY**  
**for the year ended 30 June 2017**

	Called up share capital	Profit and loss reserve	Total equity
	£	£	£
At 1 July 2015	4	—	4
Comprehensive result for the year	—	—	—
	<hr/>	<hr/>	<hr/>
At 30 June 2016	4	—	4
Comprehensive result for the year	—	—	—
	<hr/>	<hr/>	<hr/>
At 30 June 2017	<u>4</u>	<u>—</u>	<u>4</u>

The notes on pages 6 to 8 form part of these accounts

## **TINDALL HOTELS HOLDCO 1 LIMITED**

### **NOTES TO THE ACCOUNTS AT 30 JUNE 2017**

#### **1. Accounting policies**

##### **Basis of preparation**

Tindall Hotels Holdco 1 Limited is a private company limited by shares incorporated in the UK and registered in England and Wales. The company's registered address is 5th Floor, Leconfield House, Curzon Street, London, W1J 5JA. The company does not trade and has no employees other than the directors.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, 'the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland' and the Companies Act 2006.

Details of the company's subsidiaries are contained in note 2. The company is exempt from the requirement to prepare consolidated financial statements as the company, and the group headed by it, qualify as small as set out in section 383 of the Act and the company and the group are considered eligible for the exemption as determined by reference to sections 384 and 399(2A) of the Act. Accordingly, the financial statements only provide information about the company.

##### **Going concern**

While the company's subsidiaries retain certain interests in underlying investment property assets, activities in those subsidiaries has effectively ceased. However, the directors have no immediate plans to close down the subsidiaries or this company and, in the absence of any ongoing external costs, will not be compelled to. The directors therefore believe that adopting the going concern basis is appropriate.

##### **Investments**

Investments in subsidiary undertakings are initially measured at transaction value and thereafter at historic cost less provision for impairment.

#### **2. Investments**

	<b>Subsidiary undertakings £</b>
<b>Cost:</b>	
At 30 June 2016 and 30 June 2017	4
	<hr/>

The company holds 100% of the issued share capital of the following companies, registered in Jersey:

Tindall Croydon 1 Limited  
Tindall Croydon 2 Limited

These companies do not trade.

**TINDALL HOTELS HOLDCO 1 LIMITED****NOTES TO THE ACCOUNTS AT 30 JUNE 2017 (continued)****3. Debtors**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Called up share capital not paid	4	4
	<u>          </u>	<u>          </u>

**4. Creditors**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Amounts due to group companies	4	4
	<u>          </u>	<u>          </u>

**5. Share capital****Allotted and called up**

	<b>No.</b>	<b>2017</b>	<b>No.</b>	<b>2016</b>
		<b>£</b>		<b>£</b>
Ordinary shares of £1 each	4	4	4	4
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

The amounts of paid up share capital for the following categories of shares differed from the called up share capital stated above due to unpaid calls and were as follows:

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Ordinary shares	4	4
	<u>          </u>	<u>          </u>

## **TINDALL HOTELS HOLDCO 1 LIMITED**

### **NOTES TO THE ACCOUNTS AT 30 JUNE 2017** *(continued)*

#### **6. Ultimate controlling party**

The company's immediate parent company is Tindall Hotels (General Partner) Limited, registered in England & Wales. Tindall Hotels (General Partner) Limited acts as general partner to Tindall Hotels Limited Partnership. The company's ultimate parent company is Top Zinc Limited, a company registered in Jersey. There is no ultimate controlling party.