

Registered number: 04659448

HAMMERSON INVESTMENTS (NO.26) LIMITED
(A company limited by guarantee)

ANNUAL REPORT AND FINANCIAL STATEMENTS

Year ended 31 December 2019



HAMMERSON INVESTMENTS (NO.26) LIMITED

REPORT OF THE DIRECTORS **Year ended 31 December 2019**

The Directors present their report and accounts for the year ended 31 December 2019.

1. PRINCIPAL ACTIVITIES

The Company is dormant and has not traded during the financial year or subsequent to the year end.

2. DIRECTORS

- a) Mr. A.J. Berger-North was a Director of the Company throughout the year and resigned as a Director of the Company on 7 August 2020.
- b) Mr. P.W.B. Cole resigned as a Director of the Company on 30 April 2019.
- c) Mr. M.R. Bourgeois was appointed as a Director of the Company on 30 April 2019.
- d) Mr. T. Cochrane was appointed as a Director of the Company on 7 August 2020.
- e) Mr. P.J. Denby was appointed as a Director of the Company on 9 September 2020.
- f) In accordance with the Articles of Association of the Company, the Directors are not required to retire by rotation.
- g) No Director has any interests in contracts entered into by the Company.

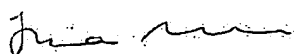
3. SECRETARY

Hammerson Company Secretarial Limited was Secretary of the Company throughout the year.

4. GOING CONCERN

The Directors have considered the use of the going concern basis in the preparation of the financial statements in light of the net current liability position on the balance sheet as at 31 December 2019 and, having taken into account the letter of support received from Hammerson plc, its ultimate parent company, concluded that it was appropriate. More information is provided in note 1(b) to the financial statements.

By order of the Board



J. Crane

For and on behalf of
Hammerson Company Secretarial Limited
acting as Secretary
Date: 14 December 2020

Registered Office:
Kings Place, 90 York Way
London, N1 9GE
Registered in England and Wales No. 07784823

HAMMERSON INVESTMENTS (NO.26) LIMITED

BALANCE SHEET

As at 31 December 2019

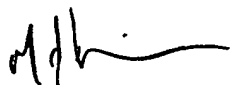
	Notes	2019 £'000	2018 £'000
Non-current assets			
Investments	2	1,241	1,241
Current liabilities			
Creditors	3	<u>(1,241)</u>	<u>(1,241)</u>
Net assets		<u>-</u>	<u>-</u>
Capital and reserves			
Share capital		-	-
Profit and loss account		<u>-</u>	<u>-</u>
Shareholder's funds		<u>-</u>	<u>-</u>

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

The Company did not trade during the current or preceding year and has made neither profit nor loss, nor any other recognised gain or loss.

- (a) For the financial year in question, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.
- (b) The members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- (c) The Directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and for the preparation of accounts.

These accounts were authorised for issue by the Board of Directors on 14 December 2020 and signed on its behalf.



M. R. Bourgeois

Director

Registered Number: 04659448

HAMMERSON INVESTMENTS (NO.26) LIMITED

NOTES TO THE ACCOUNTS Year ended 31 December 2019

1. ACCOUNTING POLICIES

The following principal accounting policies have been applied consistently throughout the current and preceding year.

a) Basis of accounting

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

The Company is dormant within the Companies Act definition of a dormant company and has taken advantage of the option available under Section 35:10 of FRS 102 to retain its accounting policies for reported assets, liabilities and equity at the date of transition to FRS 102 until there is any change to those balances or the company undertakes any new transactions.

b) Going concern

The Directors note that as at 31 December 2019, the Company has net current liabilities and is reliant on the continued support of its ultimate parent company, Hammerson plc, to be able to meet its liabilities as they fall due. These liabilities relate to amounts due to the ultimate parent company.

The Directors consider that the Company is an integral part of Hammerson plc's structure and strategy and this is evidenced by a letter of support received from Hammerson plc, which states its intent to provide the necessary financial support to ensure that the Company is a going concern for at least twelve months from the date of signing of these financial statements.

2. FIXED ASSET INVESTMENTS

**Shares in
group companies
at cost
£**

At 1 January and 31 December 2019

1,240,611

In the opinion of the Directors, the aggregate value of investments in subsidiary undertakings at 31 December 2019 is not less than the carrying value in the balance sheet.

Subsidiary undertakings and other investments

The Company's principal subsidiary undertaking as at 31 December 2019, which is 50% owned is as follows:

Name	Class of share capital held	Nature of business
Westchester Holdings Limited	Ordinary and A Ordinary	Holding company

Westchester Holdings Limited is registered in England and Wales.

HAMMERSON INVESTMENTS (NO.26) LIMITED

NOTES TO THE ACCOUNTS (CONTINUED)

Year ended 31 December 2019

3. CREDITORS: FALLING DUE WITHIN ONE YEAR

	2019	2018
	£'000	£'000
Amounts owed to ultimate parent company	<u>1,241</u>	<u>1,241</u>

Amounts owed to the ultimate parent company are repayable on demand and are non-interest bearing.

4. GUARANTEE

The Company is a private company limited by guarantee. Grantchester Holdings Limited undertakes to contribute up to £1 to the assets of the Company in the event of it being wound up.

5. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

At 31 December 2019, the Company's ultimate parent company was Hammerson plc, which is registered in England and Wales and the parent undertaking of the smallest and largest group to consolidate these financial statements. At 31 December 2019, the Company's immediate parent company was Grantchester Holdings Limited, which is registered in England and Wales.

Copies of the consolidated financial statements of Hammerson plc are available from the Company Secretary, Kings Place, 90 York Way, London, N1 9GE.