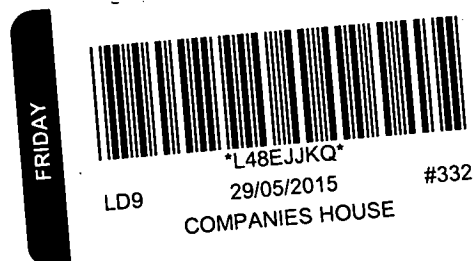


Company Registration No. 04770095 (England and Wales)

AAG (HQ) LIMITED

UNAUDITED ABBREVIATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2014



AAG (HQ) LIMITED

CONTENTS

	Page
Abbreviated balance sheet	1 - 2
Notes to the abbreviated accounts	3 - 5

AAG (HQ) LIMITED**ABBREVIATED BALANCE SHEET****AS AT 31 AUGUST 2014**

	Notes	2014 £	£	2013 £	£
Fixed assets					
Investments	2	9,500,000		9,500,000	
Current assets					
Debtors		1,712,241		1,492,733	
Cash at bank and in hand		406,910		169,160	
		<u>2,119,151</u>		<u>1,661,893</u>	
Creditors: amounts falling due within one year	3	<u>(1,796,217)</u>		<u>(1,577,896)</u>	
Net current assets			322,934		83,997
Total assets less current liabilities			<u>9,822,934</u>		<u>9,583,997</u>
Creditors: amounts falling due after more than one year	4		<u>(4,600,000)</u>		<u>(4,800,000)</u>
			<u>5,222,934</u>		<u>4,783,997</u>
Capital and reserves					
Called up share capital	5		100		100
Profit and loss account			5,222,834		4,783,897
Shareholders' funds			<u>5,222,934</u>		<u>4,783,997</u>

AAG (HQ) LIMITED

ABBREVIATED BALANCE SHEET (CONTINUED)

AS AT 31 AUGUST 2014

For the financial year ended 31 August 2014 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements 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 financial statements.

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board and authorised for issue on 18 May 2015



D Berko
Director

Company Registration No. 04770095

AAG (HQ) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 AUGUST 2014

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

The financial statements have been prepared on a going concern basis as the company's directors are satisfied that the company has sufficient financial facilities to meet its working capital requirements and to enable to meet its debts as they fall due.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.4 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

No provision is made for deferred tax on gains recognised on revaluing property to its market value unless the company has a binding contract, at the balance sheet date, to sell the revalued assets.

1.5 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company has not prepared group accounts as it is a subsidiary undertaking of Aspect Property Group Limited, a company incorporated in England and Wales, and is included in the consolidated accounts of that company.

AAG (HQ) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2014

2 Fixed assets

	Investments £
Cost	
At 1 September 2013 & at 31 August 2014	9,500,000
At 31 August 2013	9,500,000

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies:

Company	Country of registration or incorporation	Shares held Class	%
Subsidiary undertakings			
Aspect Securities (Stanmore) LLP	England & Wales	Capital Contribution	99.00

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

	Capital and reserves 2014 £	Profit/(loss) for the year 2014 £
Principal activity		
Aspect Securities (Stanmore) LLP	12,250,070	986,278

3 Creditors: amounts falling due within one year

The aggregate amount of creditors for which security has been given amounted to £200,000 (2013 - £200,000).

The bank loan is secured by a first legal charge over the investment property that was transferred to the subsidiary.

AAG (HQ) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2014

4 Creditors: amounts falling due after more than one year

The aggregate amount of creditors for which security has been given amounted to £4,600,000 (2013 - £4,800,000).

The bank loan is secured by a first legal charge over the investment property that was transferred to the subsidiary.

5 Share capital	2014	2013
	£	£
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100
	<u> </u>	<u> </u>

6 Ultimate parent company

The ultimate parent company is Aspect Property Group Limited, a company registered in England and Wales.