

Domain Baxtergate Nominee Limited

**Directors' report and financial statements
for the year ended 31 December 2012**

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Domain Baxtergate Nominee Limited

Contents

	Page
Company information	1
Directors' report	2 - 3
Independent auditors' report	4 - 5
Profit and loss account	6
Balance sheet	7
Notes to the financial statements	8 - 9

Domain Baxtergate Nominee Limited

Company Information

Directors	Marc Gilbard Graham Stanley Graham Sidwell
Registered number	05628429
Registered office	Nightingale House 65 Curzon Street London W1J 8PE
Independent auditors	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 1 Embankment Place London WC2N 6RH

Domain Baxtergate Nominee Limited

Directors' report for the year ended 31 December 2012

The directors present their report and the audited financial statements of Domain Baxtergate Nominee Limited (the "Company") for the year ended 31 December 2012

Principal activity

The Company has joint legal title to an investment property on behalf of a related entity which has the beneficial interest in the property. The company did not trade during the current or prior year.

Results

The Company's loss for the financial year was £2 (2011 - £nil)

Directors

The directors who served during the year and up to the date of signing the financial statements were

Marc Gilbard
Graham Stanley
Graham Sidwell

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- 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 adequate accounting records that are sufficient to show and explain the Company's transactions and 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.

Statement of disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that

- so far as that director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the Company's auditors in connection with preparing their report and to establish that the Company's auditors are aware of that information.

Domain Baxtergate Nominee Limited

**Directors' report
for the year ended 31 December 2012**


Small companies' exemption

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

This report was approved by the board on

27/9/13

and signed on its behalf


Graham Sidwell
Director

Domain Baxtergate Nominee Limited

Independent auditors' report to the members of Domain Baxtergate Nominee Limited

We have audited the financial statements of Domain Baxtergate Nominee Limited for the year ended 31 December 2012 which comprise the Profit and loss account, the Balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Respective responsibilities of directors and auditors

As explained more fully in the Statement of directors' responsibilities set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the Company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' report and financial statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the Company's affairs as at 31 December 2012 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

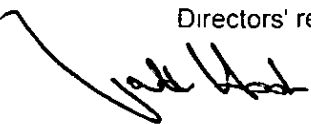
Domain Baxtergate Nominee Limited

Independent auditors' report to the members of Domain Baxtergate Nominee Limited

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the directors were not entitled to take advantage of the small companies' exemption in preparing the Directors' report



Jonathan Hook (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

Date 27/9/13

Domain Baxtergate Nominee Limited

**Profit and loss account
for the year ended 31 December 2012**

	Note	2012 £	2011 £
Administrative expenses		(2)	-
Loss on ordinary activities before taxation		(2)	-
Tax on loss on ordinary activities		-	-
Loss for the financial year	7	(2)	-

All amounts above relate to continuing operations

The Company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of total recognised gains and losses has been presented

There is no material difference between the loss on ordinary activities before taxation and the loss for the financial year stated above, and their historical cost equivalents

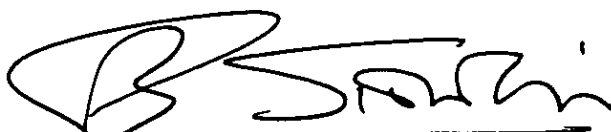
The notes on pages 8 to 9 form part of these financial statements

Domain Baxtergate Nominee Limited

**Balance sheet
as at 31 December 2012**

	Note	2012 £	2011 £
Current assets			
Debtors	5	-	2
Net assets		-	2
Capital and reserves			
Called up share capital	6	2	2
Profit and loss account	7	(2)	-
Total shareholders' funds	8	-	2

The financial statements were approved and authorised for issue by the board and were signed on its behalf on



Graham Sidwell
Director

27/9/13

The notes on 8 to 9 form part of these financial statements

Notes to the financial statements
for the year ended 31 December 2012

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year, are set out below.

1.2 Cash flow statement

The Company has taken advantage of the exemption from preparing a cash flow statement contained in FRS 1 "Cash flow statements" on the grounds that it is a small company.

1.3 Debtors

Debtors are stated after all known bad debts have been written off and specific provision has been made against all debts considered doubtful of collection.

2 Profit and loss account

The Company has not traded during the year or the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit or loss. Audit fees are borne by a related undertaking in both years.

3. Staff costs

The Company had no employees during the year (2011 - nil).

4 Directors' remuneration

There was no remuneration paid to the directors by the Company during the year (2011 - £nil). There were no retirement benefits accruing to the directors (2011 - £nil).

5. Debtors

	2012 £	2011 £
Amounts owed by parent undertaking	-	2

Amount owed by parent undertaking is unsecured, interest free and repayable on demand.

6 Called up share capital

	2012 £	2011 £
Allotted and fully paid		
2 ordinary shares of £1 each	2	2

**Notes to the financial statements
for the year ended 31 December 2012**

7. Reserves

	Profit and loss account £
Loss for the year	(2)
At 31 December 2012	(2)

8 Reconciliation of movements in shareholders' funds

	2012 £	2011 £
Opening shareholders' funds	2	2
Loss for the year	(2)	-
Closing shareholders' funds	-	2

9. Related party transactions

There were no material transactions with related parties during the year (2011 - none) At 31 December 2012 the Company held a debtor of £nil (2011 - £2) from Domain Baxtergate LP Limited, the Company's parent

10. Immediate parent undertaking and ultimate controlling parties

The Company's immediate parent undertaking is Domain Baxtergate LP Limited, a company registered in Jersey

The Company's ultimate controlling parties are Moorfield Real Estate Fund "A" Limited Partnership and Moorfield Real Estate Fund "B" Limited Partnership, which are limited partnerships registered in England and Wales