

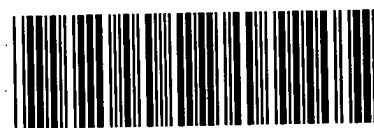
Domain Baxtergate Nominee Limited

Unaudited

Directors' report and financial statements

for the year ended 31 December 2013

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Domain Baxtergate Nominee Limited

Company Information

Directors	Marc Gilbard Graham Stanley Nicholas Edwards Charles Ferguson-Davie
Registered number	05628429
Registered office	Nightingale House 65 Curzon Street London W1J 8PE

Domain Baxtergate Nominee Limited

Directors' report for the year ended 31 December 2013

The directors present their report and the unaudited financial statements of Domain Baxtergate Nominee Limited (the "Company") for the year ended 31 December 2013.

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 is dormant and did not trade during the current year.

Results

The Company's result for the financial year was £nil (2012 - £2). The Company was dormant and has not traded during the year and the directors expect its activities to remain unchanged for the foreseeable future.

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 (resigned 13 December 2013)
Nicholas Edwards
Charles Ferguson-Davie

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.

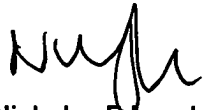
Domain Baxtergate Nominee Limited

**Directors' report
for the year ended 31 December 2013**

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 30 June 2014 and signed on its behalf.



Nicholas Edwards
Director

Domain Baxtergate Nominee Limited

**Profit and loss account
for the year ended 31 December 2013**

	Note	2013 £	2012 £
Administrative expenses		-	(2)
Loss on ordinary activities before taxation		-	(2)
Tax on loss on ordinary activities		-	-
Loss for the financial year		-	(2)

The Company was dormant and has not traded during the year. The Company received no income and incurred no expenditure and therefore made no profit or loss.

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 note on page 6 to 7 form part of the financial statements.

Domain Baxtergate Nominee Limited

**Balance sheet
as at 31 December 2013**

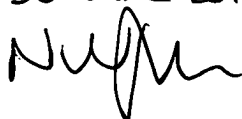
	Note	2013 £	2012 £
Net assets		-	-
Capital and reserves			
Called up share capital	5	2	2
Profit and loss account		(2)	(2)
Total shareholders' funds	6	-	-

For the year ending 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 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 the accounts.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on
30 June 2014.



Nicholas Edwards
Director

The notes on pages 6 to 7 form part of these financial statements.

Domain Baxtergate Nominee Limited

Notes to the financial statements for the year ended 31 December 2013

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.

2. Profit and loss account

Audit fees are borne by a related undertaking in both years.

3. Staff costs

The Company had no employees during the year (2012 - nil).

4. Directors' remuneration

There was no remuneration paid to the directors by the Company during the year (2012 - £nil). There were no retirement benefits accruing to the directors (2012 - £nil).

5. Called up share capital

	2013 £	2012 £
Allotted and fully paid		
2 (2012 - 2) ordinary shares of £1 each	2	2

6. Reconciliation of movements in shareholders' funds

	2013 £	2012 £
Opening shareholders' funds	-	2
Loss for the financial year	-	(2)
Closing shareholders' funds	-	-

7. Related party transactions

There were no material transactions with related parties during the year (2012 - none).

Domain Baxtergate Nominee Limited

Notes to the financial statements for the year ended 31 December 2013

8. 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.