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Great Capital Property Limited
(formerly Shelfco (No. 3357) Limited and Capco London Property Limited)

Report and Financial Statements

31 March 2008

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COMPANIES HOUSE

Great Capital Property Limited
(formerly Shelfco (No. 3357) Limited and Capco London Property Limited)

Registered No 06046899

Directors

T A Courtauld
R M Noel
I D Hawksworth
G J Marcuccilli

Secretary

D L Martin

Registered office

33 Cavendish Square
London
W1G 0PW

Great Capital Property Limited
(formerly Shelfco (No 3357) Limited and Capco London Property Limited)

Directors' report

The directors present their annual report and financial statements for the first period of account ending on 31 March 2008

Results and dividends

The company had no transactions during the period. The expenses of the company have been met by the holding company.

Principal activities and review of the business

The company was incorporated as Shelfco (No 3357) Limited on 10 January 2007. The company's name was changed by written resolution to Capco London Property Limited on 29 January 2007. The company's name was changed by written resolution to Great Capital Property Limited on 23 April 2007.

The principal business of the company is investment in and development of freehold properties in the United Kingdom. There has been no significant change in the company's business during the period.

The company did not trade during the period.

Directors

The directors who served the company throughout the period were as follows:

Mikjon Limited (appointed on the date of incorporation) (resigned on 31 January 2007)

T A Courtauld (appointed 25 April 2007)

R M Noel (appointed 25 April 2007)

I D Hawksworth (appointed 31 January 2007)

G J Marcuccilli (appointed 27 March 2007)

Directors' indemnities

The Company has qualifying third party indemnity provisions for the benefit of its directors which were made during the period and remain in force at the date of this report.

Auditors

The company is entitled to the exemption from audit conferred by subsection (1) of section 249A of the Companies Act 1985 and no notice has been deposited under subsection (2) of section 249B requiring an audit of its financial statements for the financial period.

By order of the board



D L Martin
16 July 2008

Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Annual 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 elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- 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 proper accounting records that 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 1985. 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.

Great Capital Property Limited
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Balance sheet
at 31 March 2008

	Notes	At 31 March 2008 £
Current assets		
Amount owed by parent undertakings		1
Capital and reserves		
Called up share capital	3	1

For the period ended 31 March 2008 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985

No members have required the company to obtain an audit of its financial statements for the period in question in accordance with section 249B(2)

The directors acknowledge their responsibilities for

- (a) ensuring the company keeps accounting records which comply with section 221, and
- (b) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit and loss for the financial period, in accordance with section 226, and which otherwise comply with the requirements of the Companies Act 1985 relating to the accounts, so far as is applicable to the company

Approved by the Board of Directors and were signed on its behalf by



R M Noel
16 July 2008

Great Capital Property Limited
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Notes to the financial statements
at 31 March 2008

1. Accounting policies

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with United Kingdom law and accounting standards

Dormant status

The company was dormant (within the meaning of section 249AA of the Companies Act 1985) throughout the period ended 31 March 2008. The company has not traded during the period. During this period, the company received no income and incurred no expenditure and therefore made neither profit nor loss. As such no profit and loss account has been presented.

Cash flow statement

There have been no cash flows during the current period of account. Accordingly no cash flow statement is presented.

2. Directors emoluments

The company has no employees other than directors. None of the directors received any emoluments for their services to the company.

3. Share capital

	<i>Authorised</i>	
	<i>2008</i>	
	<i>£</i>	
Ordinary shares of £1 each		<u>1,000</u>
	<i>Allotted, called up and fully paid</i>	
	<i>2008</i>	
	<i>No</i>	<i>£</i>
Ordinary shares of £1 each	<u>1</u>	<u>1</u>

4. Ultimate parent undertaking

The company is an wholly-owned subsidiary of The Great Capital Partnership (G P) Limited which in turn is owned by Great Portland Estates plc and Liberty International plc, both companies registered in England and Wales. The financial statements of Great Portland Estates plc and Liberty International plc can be obtained from 33 Cavendish Square, London W1G 0PW and 40 Broadway, London SW1H 0BU respectively.