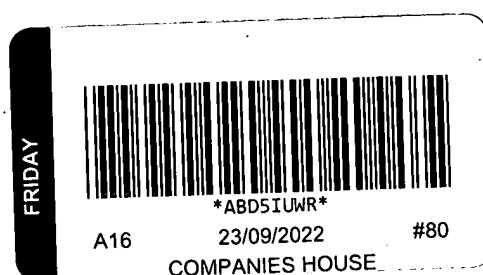


Company Registration No. 06312642 (England and Wales)

**MOORFIELD REAL ESTATE FUND II CIP LIMITED  
ANNUAL REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2021**



**MOORFIELD REAL ESTATE FUND II CIP LIMITED**  
**ANNUAL REPORT**  
**CONTENTS**

---

|                                 | <b>Page</b> |
|---------------------------------|-------------|
| Company information             | 3           |
| Statement of financial position | 4           |
| Notes to the accounts           | 5           |

**MOORFIELD REAL ESTATE FUND II CIP LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

|                          |                                                             |
|--------------------------|-------------------------------------------------------------|
| <b>Directors</b>         | Mr. C J Ferguson-Davie<br>Mr. M E C Gilbard                 |
| <b>Secretary</b>         | Mr. S Hall                                                  |
| <b>Company Number</b>    | 06312642 (England and Wales)                                |
| <b>Registered Office</b> | Moorfield Group<br>10 Grosvenor Street<br>London<br>W1K 4QB |

**MOORFIELD REAL ESTATE FUND II CIP LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2021**

|                             | Notes | 2021<br>£ | 2020<br>£ |
|-----------------------------|-------|-----------|-----------|
| <b>Current assets</b>       |       |           |           |
| Debtors                     | 4     | 2         | 2         |
| <b>Net current assets</b>   |       | <u>2</u>  | <u>2</u>  |
| <b>Net assets</b>           |       | <u>2</u>  | <u>2</u>  |
| <b>Capital and reserves</b> |       |           |           |
| Called up share capital     | 5     | 2         | 2         |
| <b>Shareholders' funds</b>  |       | <u>2</u>  | <u>2</u>  |

For the year ending 31 December 2021 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on and were signed on its behalf by

Charles Ferguson-Davie  
Charles Ferguson-Davie [Sep 20, 2022 12:56 GMT+1]

Mr. C J Ferguson-Davie  
Director

Date: 20/09/22

Company Registration No. 06312642

**MOORFIELD REAL ESTATE FUND II CIP LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**1 Statutory information**

Moorfield Real Estate Fund II CIP Limited is a private company, limited by shares, registered in England and Wales, registration number 06312642. The registered office is Moorfield Group, 10 Grosvenor Street, London, W1K 4QB.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

These financial statements are presented in sterling, which is the functional currency of the Company and rounded to the nearest £1.

The Company did not trade during the current & preceding year and has made neither a profit or loss or any other comprehensive income.

***Debtors***

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

***Share capital***

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

**4 Debtors: amounts falling due within one year**

|                                          | <b>2021</b> | <b>2020</b> |
|------------------------------------------|-------------|-------------|
|                                          | <b>£</b>    | <b>£</b>    |
| Amounts due from group undertakings etc. | 2           | 2           |
|                                          | <u>2</u>    | <u>2</u>    |

**5 Share capital**

|                                     | <b>2021</b> | <b>2020</b> |
|-------------------------------------|-------------|-------------|
|                                     | <b>£</b>    | <b>£</b>    |
| Allotted, called up and fully paid: |             |             |
| 2 Ordinary shares of £1 each        | 2           | 2           |
|                                     | <u>2</u>    | <u>2</u>    |

**MOORFIELD REAL ESTATE FUND II CIP LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**6 Transactions with related parties**

The Company is exempt under the terms of Financial Reporting Standard 102 (FRS 102) paragraph 33.1A, from disclosing related party transactions with other group companies, on the grounds that 100% of the voting rights in the Company are controlled within the Group and the Company is included in consolidated financial statements prepared by the Group.

**7 Controlling party**

The Company's immediate parent undertaking is Moorfield Group Limited, a company incorporated in England and Wales.

The Company's ultimate parent undertaking is Stessa Trading Limited, a company incorporated in England and Wales.

Stessa Trading Limited's group financial statements are available from Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ.

**8 Average number of employees**

During the year the average number of employees was 2 (2020: 2).