

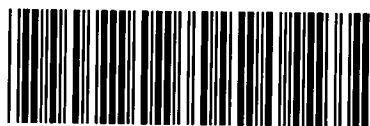
Registered number: 06371952

**ORIANA NOMINEE NO.1 LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2018**

TUESDAY



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## **ORIANA NOMINEE NO.1 LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2018**

The directors present their report and the financial statements of the Company for the year ended 31 March 2018.

#### **Principal activity**

The Company is dormant. No change in the Company's dormant status is anticipated in the foreseeable future.

#### **Results for the year and dividend**

There was no activity in the Company for the year ended 31 March 2018 and consequently no Statement of Comprehensive Income has been disclosed.

The directors do not recommend the payment of a dividend for the year ended 31 March 2018 (2017: £Nil).

#### **Going concern**

The directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company Land Securities Group PLC. The directors have received confirmation that Land Securities Group PLC intends to support the Company for at least one year after these financial statements are approved and signed.

#### **Directors**

The directors who held office during the year and up to the date of this report unless otherwise stated were:

M R Worthington  
Land Securities Management Services Limited (appointed 9 May 2018)  
LS Director Limited (appointed 9 May 2018)  
J P White (resigned 12 April 2018)  
P B Bray (resigned 12 April 2018)  
T K Allibone (resigned 12 April 2018)  
M C Geddes (resigned 9 May 2018)  
N K Bates (resigned 9 May 2018)

#### **Indemnity**

The Company has made qualifying third party indemnity provisions for the benefit of the respective directors which were in place throughout the year and which remain in place at the date of this report.

#### **Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

Registered Office  
100 Victoria Street  
London  
SW1E 5JL

This report was approved by the Board and signed on its behalf.



M Smout, for and on behalf of LS Company Secretaries Limited  
Company Secretary

Date: 26 October 2018

Registered in England and Wales  
Registered number: 06371952

**ORIANA NOMINEE NO.1 LIMITED**  
**REGISTERED NUMBER:06371952**

**BALANCE SHEET**  
**AS AT 31 MARCH 2018**

	Note	2018 £	2017 £
<b>Non-current assets</b>			
Investments in subsidiary undertakings	2	4	4
		<u>4</u>	<u>4</u>
<b>Current assets</b>			
Amounts due from related parties	3	1	1
		<u>1</u>	<u>1</u>
<b>Current liabilities</b>			
Amounts owed to related parties	4	(4)	(4)
		<u>(4)</u>	<u>(4)</u>
<b>Net assets</b>		<u>1</u>	<u>1</u>
<b>Capital and reserves</b>			
Share capital	5	1	1
<b>Total equity</b>		<u>1</u>	<u>1</u>

For the year ended 31 March 2018 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 for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of the financial statements.

The financial statements on pages 2 to 4 were approved by the Board of Directors and were signed on its behalf by:



M P Cadwaladr  
For and on behalf of LS Director Limited

Date: 26 October 2018

## ORIANA NOMINEE NO.1 LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

#### 1. Accounting policies

##### 1.1 Basis of preparation

The financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland ('FRS 102') and the Companies Act 2006. The financial statements are prepared under the historical cost convention.

Oriana Nominee No.1 Limited (the 'Company') is a private company limited by shares and is incorporated, domiciled and registered in England and Wales (Registered number: 06371952). The nature of the Company's operations is set out in the Directors' Report on page 1.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2018. The financial statements are prepared in pounds Sterling.

##### 1.2 Investments in subsidiary undertakings

Investments in subsidiary undertakings are stated at cost in the Company's Balance Sheet, less any provision for impairment in value.

##### 1.3 Related party loans

Related party loans are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, related party loans are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the Statement of Comprehensive Income over the period of the loan, using the effective interest method.

##### 1.4 Going concern

The directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company Land Securities Group PLC. The directors have received confirmation that Land Securities Group PLC intends to support the Company for at least one year after these financial statements are approved and signed.

##### 1.5 Statement of comprehensive income and other primary statements

There was no activity in the Company for the year ended 31 March 2018 and consequently no Statement of Comprehensive Income has been disclosed.

##### 1.6 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 in accordance with the special provisions relating to small groups within Part 15 of the Companies Act 2006.

#### 2. Investments in subsidiary undertakings

	2018 £	2017 £
At 1 April	4	4
At 31 March	4	4

The total cost of investment in subsidiary undertakings is £4 (2017: £4). The total provision for impairment of investment in subsidiary undertakings is £Nil (2017: £Nil).

The directors believe that the carrying value of the investment is supported by the fair value of the subsidiaries.

The subsidiary undertakings of the Company are:

Name	Class of shares	Holding percentage	Principal country of incorporation	Nature of business
Oriana Residential Nominee No.1 Limited	£1 Ordinary shares	100%	England	Dormant
Oriana Residential Nominee No.2 Limited	£1 Ordinary shares	100%	England	Dormant
Oriana Residential Nominee No.3 Limited	£1 Ordinary shares	100%	England	Dormant
Oriana Residential Nominee No.4 Limited	£1 Ordinary shares	100%	England	Dormant

All subsidiary undertakings are registered at 100 Victoria Street, London, SW1E 5JL.

# **ORIANA NOMINEE NO.1 LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**

### **3. Amounts due from related parties**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Amounts due from related parties	1	1
<b>Total amounts due from related parties</b>	<b>1</b>	<b>1</b>

The unsecured amounts due from related parties are interest free, repayable on demand with no fixed repayment date.

### **4. Amounts owed to related parties**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Amounts owed to related parties	4	4
<b>Total amounts owed to related parties</b>	<b>4</b>	<b>4</b>

The unsecured amounts owed to related parties are interest free, repayable on demand with no fixed repayment date.

### **5. Share capital**

	<b>Authorised and issued</b>		<b>Allotted and fully paid</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
	<b>Number</b>	<b>Number</b>	<b>£</b>	<b>£</b>
Ordinary shares of £1.00 each	1	1	1	1
	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

### **6. Parent company**

The immediate parent company is Oriana GP Limited, which is jointly owned by Land Securities Management Limited and FREP 21 Limited.

The joint controlling parties at 31 March 2018 were Land Securities Group PLC and Frogmore Real Estate Partners, L.P. Therefore there was no ultimate controlling party.

On 12 April 2018 FREP 21 Limited sold its 50% shareholding in Oriana GP Limited to Land Securities Management Limited, resulting in Land Securities Management Limited's total shareholding in Oriana GP Limited being 100%, assuming control of Oriana GP Limited and its wholly owned subsidiaries from that date on.