

**8 Moorgate Nominee Limited**

**Directors' report and financial  
statements**

**Registered number 07824244**

**31 December 2013**

TUESDAY



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## Directors' report

The directors present their directors' report and financial statements for the year ended 31 December 2013.

### Principal activity and business review

The principal activity of the Company is acting as a nominee. In 2011 the Company received the transfer of bare title to a group property at 8 Moorgate.

### Strategic report

The company has taken advantage of the exemption available under section 414B of the Companies Act 2006 to small companies forming part of ineligible groups and not presented a strategic report.

### Results and dividends

There was no profit or loss for the year (2012: none).

The directors are unable to recommend the payment of a dividend for the year (2012: none).

### Directors

The directors who held office during the year were as follows:

H. Yamada  
T. Fukui

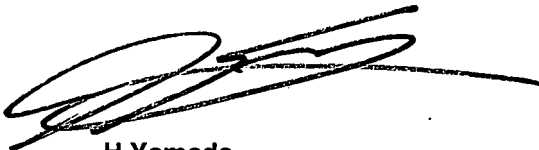
### Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

### Auditor

In accordance with Section 487 of the Companies Act 2006, a resolution for the re-appointment of KPMG LLP as auditor of the Company is to be proposed at the forthcoming Annual General Meeting.

By order of the board



H Yamada  
Director

7<sup>th</sup> Floor, Berger House  
38 Berkeley Square  
London  
W1J 5AE  
28 March 2014

## **Statement of directors' responsibilities in respect of the directors' report and the financial statements**

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 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 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.



## **Independent auditor's report to the members of 8 Moorgate Nominee Limited**

**Registered number 07824244**

We have audited the financial statements of 8 Moorgate Nominee Limited for the year ended 31 December 2013, set out on pages 4 to 7. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement 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.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### **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 2013 and of its result for the year then ended;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of 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.

### **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 not prepare a strategic report, in accordance with the small companies regime.

  
**Shaun Kirby (Senior Statutory Auditor)**  
**for and on behalf of KPMG LLP, Statutory Auditor**

Chartered Accountants  
15 Canada Square  
London E14 5GL

28 March 2014

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

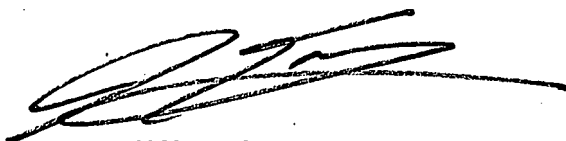
	<i>Note</i>	<b>2013</b> <b>£</b>	<b>2012</b> <b>£</b>
Administrative expenses		-	-
<b>Profit on ordinary activities before taxation</b>	<b>2</b>	-	-
Tax on profit on ordinary activities	<b>5</b>	-	-
<b>Profit for the financial year</b>		-	-
Accumulated deficit at beginning of year		-	-
<b>Accumulated profit at end of the year</b>		-	-

There are no recognised gains or losses attributable to shareholders of the Company in the year ended 31 December 2013 (2012: none).

**Balance sheet**  
at 31 December 2013

	Note	2013 £	2012 £
<b>Current assets</b>			
Debtors: due within one year	6	1	1
		<u>1</u>	<u>1</u>
<b>Net current assets</b>		1	1
		<u>1</u>	<u>1</u>
<b>Net assets</b>		<u>1</u>	<u>1</u>
		<u>1</u>	<u>1</u>
<b>Capital and reserves</b>			
Called up share capital	7	1	1
Profit and loss account		-	-
		<u>1</u>	<u>1</u>
<b>Equity shareholders' funds</b>	8	<u>1</u>	<u>1</u>
		<u>1</u>	<u>1</u>

These financial statements were approved by the board of directors on 28 March 2014 and were signed on its behalf by:



**H Yamada**  
Director

## Notes

*(forming part of the financial statements)*

### 1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements.

#### **Basis of preparation**

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

The directors have, at the time of approving the financial statements, a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Under Financial Reporting Standard 1, the Company is exempt from the requirement to prepare a cash flow statement on the grounds that the ultimate parent undertaking includes the Company in its own published consolidated financial statements.

### 2 Profit on ordinary activities before taxation

Auditors' remuneration charges have been borne by the immediate parent company, Mitsui Fudosan (U.K.) Ltd.

### 3 Remuneration of directors

None of the directors received any remuneration during the year (2012: none).

### 4 Staff numbers and costs

The Company has no employees (2012: none).

### 5 Taxation

No taxation liability arises for the year (2012: none).

### 6 Debtors: due within one year

	2013 £	2012 £
Unpaid share capital	1	1
	<hr/>	<hr/>

### 7 Called up share capital

	2013 £	2012 £
<b>Allotted, called up and unpaid</b>		
1 ordinary shares of £1 each	1	1
	<hr/>	<hr/>

## Notes (continued)

### 8 Reconciliation of movements in equity shareholders' funds

	£	£
Opening equity shareholders' funds	1	1
Profit for the financial year	-	-
Share capital issued	-	-
	<hr/>	<hr/>
Closing equity shareholders' funds	1	1
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### 9 Related party disclosures

8 Moorgate Nominee Limited, being a wholly owned subsidiary undertaking, has taken advantage of the exemptions available to it under Financial Reporting Standard 8, with respect to the disclosure of related party transactions.

### 10 Ultimate parent company

The Company is a subsidiary undertaking of 8 Moorgate GP Limited, incorporated in Great Britain and registered in England and Wales. The ultimate parent company is Mitsui Fudosan Co., Ltd, a company incorporated in Japan.

The smallest group in which the results of 8 Moorgate Nominee Limited are consolidated is that headed by Mitsui Fudosan (U.K.) Ltd, whose principal place of business is at 7<sup>th</sup> Floor, Berger House, 38 Berkeley Square, London W1J 5AE.

The largest group in which the results of the 8 Moorgate Nominee Limited are consolidated is that headed by Mitsui Fudosan Co., Ltd. Consolidated financial statements for Mitsui Fudosan Co., Ltd are available to the public and may be obtained from Mitsui Nigokan Building, 1-1 Nihonbashi, Muromachi 2-Chome, Chuo-ku, Tokyo 103-0022, Japan.