

1 Hardman Street Developments Limited

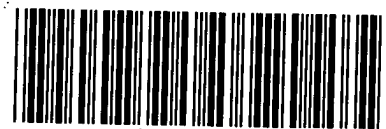
Report and Financial Statements

Year Ended

31 December 2014

Company Number 08038718

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1 Hardman Street Developments Limited

Report and financial statements for the year ended 31 December 2014

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Directors

M J Ingall (resigned 28 November 2014)
F P Graham-Watson
S P Lyell (resigned 28 November 2014)
A J Campbell (appointed 11 July 2014)

Secretary and registered office

A Campbell, 2nd Floor, HQ Building, 2 Atherton Street, Manchester M3 3GS

Company number

08038718

Auditors

BDO LLP, 55 Baker Street, London, W1U 7EU

1 Hardman Street Developments Limited

Report of the directors for the year ended 31 December 2014

The directors present their annual report and financial statements of the company for the year ended 31 December 2014.

Principal activities and trading review

The principal activity of the company is that of estate development.

The profit and loss account is set out on page 5 and shows a profit of £451,466 (2013 – of £nil). During the year the company has developed the site of 1 Hardman Street Developments Limited on behalf of Allied London Tivoli 201 Limited.

The directors do not recommend the payment of a dividend (2013 - £Nil).

Directors

The directors of the company during the financial year were:

M J Ingall (resigned 28 November 2014)
F P Graham-Watson
S P Lyell (resigned 28 November 2014)
A Campbell (appointed 11 July 2014)

1 Hardman Street Developments Limited

Report of the directors for the year ended 31 December 2014 (*continued*)

Directors' responsibilities

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

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). 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.

Auditors

All the current directors have taken all the steps they ought to have taken to make themselves aware of any information needed by the company's auditors for the purposes of their audit and to establish that the auditors are aware of that information. The directors are not aware of any relevant audit information of which the auditors are unaware.

BDO LLP have expressed their willingness to continue in office.

Small companies' exemption

In preparing the directors' report advantage has been taken of the small companies' exemption provided by s415a of the Companies Act 2006.

On behalf of the board



A Campbell

Director

30 June 2015

1 Hardman Street Developments Limited

Independent auditor's report

TO THE MEMBERS OF 1 Hardman Street Developments Limited

We have audited the financial statements of 1 Hardman Street Developments Limited for the year ended 31 December 2014 which comprise the profit and loss account, the statement of total recognised gains and losses, the reconciliation of movements in shareholders' funds, the balance sheet, of and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom 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 auditors

As explained more fully in the statement of directors' responsibilities, 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 Financial Reporting Council'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

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 2014 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the director's report for the financial year for which the financial statements are prepared is consistent with the financial statements.

1 Hardman Street Developments Limited

Independent auditor's report (*continued*)

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 prepare the financial statements and the directors' report in accordance with the small companies' regime and to the exemption from the requirements to prepare a strategic report.



*Alexander Tapp (senior statutory auditor)
For and on behalf of BDO LLP, statutory auditor
London
United Kingdom*

30 June 2015

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

1 Hardman Street Developments Limited

Profit and loss account for the year ended 31 December 2014

	Note	2014 £	2013 £
Turnover		3,123,944	874,912
Cost of sales		(2,669,248)	(874,912)
Gross profit		454,696	-
Administrative expenses		(3,230)	-
Profit/(loss) on ordinary activities before taxation	2	451,466	-
Taxation	3	-	-
Profit/(loss) after taxation for the year	7	451,466	-

All amounts relate to continuing activities.

All recognised gains and losses are recorded in the profit and loss account.

The notes on pages 7 to 10 form part of these financial statements.

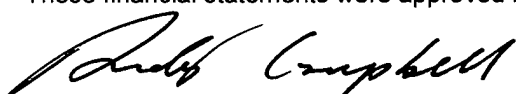
1 Hardman Street Developments Limited

Balance sheet As at 31 December 2014

Company number 08038718	Note	2014 £	2013 £
Current assets			
Stocks		-	51,552
Debtors	4	1,666,575	139,255
		1,666,575	190,807
Current liabilities			
Creditors: amounts falling due within one year	5	(1,215,108)	(190,806)
Net current assets		451,467	1
Net assets		451,467	1
Represented by:			
Capital and reserves			
Called up share capital	6	1	1
Profit and loss account	7	451,466	-
Shareholders' funds		451,467	1

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the Board of Directors and authorised for issue on 30 June 2015



A Campbell
Director

The notes on pages 7 to 10 form part of these financial statements.

1 Hardman Street Developments Limited

Notes forming part of the financial statements for the year ended 31 December 2014

1 Accounting policies

The following principal accounting policies have been applied in the preparation of these financial statements.

Accounting convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets, and in accordance with applicable accounting standards.

Turnover

Turnover is stated net of VAT and comprises rental income and commissions and fees receivable. This is attributable to the company's principal activity wholly undertaken in the United Kingdom.

Stocks

Stocks comprise trading properties and are stated at the lower of cost and net realisable value. Cost includes all costs incurred in bringing property developments to their present state including an allocation of project overheads.

Net realisable value is based on estimates of realisable value at the assumed date of realisation of each property or site, and the total estimated costs, including project overheads, to be incurred in respect of each such property or site to the assumed date of realisation.

1 Hardman Street Developments Limited

Notes forming part of the financial statements for the year ended 31 December 2014 (continued)

1 Accounting policies (continued)

Deferred taxation

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date except that:

- deferred tax is not recognised on timing differences arising on revalued properties unless the company has entered into a binding sale agreement and is not proposing to take advantage of rollover relief; and
- the recognition of deferred tax assets is limited to the extent that the company anticipates to make sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

Deferred tax balances are not discounted.

2 Operating profit

	2014 £	2013 £
Operating profit is stated after charging:		
Management charge payable to group undertakings	-	-

Audit fees are borne by the ultimate parent company. The company had no employees in the year. The directors received no remuneration.

3 Taxation on profit on ordinary activities

The tax assessed for the year is lower than the standard rate of corporation tax in the UK applied to profit before tax. The differences are explained below

	2014 £	2013 £
Profit/(loss) on ordinary activities before tax	451,466	-
Profit/(loss) on ordinary activities at the standard rate of corporation tax in the UK of 21.50% (2013 - 23.25%)	(97,065)	-
Effects of: Group relief	97,065	-
Current tax charge for year	-	-

1 Hardman Street Developments Limited

Notes forming part of the financial statements
for the year ended 31 December 2014 (*continued*)

4 Debtors	2014 £	2013 £
Other debtors	3,074	139,255
Amounts due from group undertakings	1,663,501	-
	<u>1,666,575</u>	<u>139,255</u>

The amounts are all due within one year.

5 Creditors: amounts falling due within one year	2014 £	2013 £
Trade creditors	33,110	65,556
Bank overdraft	12	-
Amounts due to group undertakings	1,181,986	125,250
	<u>1,215,108</u>	<u>190,806</u>

1 Hardman Street Developments Limited

Notes forming part of the financial statements
for the year ended 31 December 2014 (continued)

6 Share capital

	2014 Number	Authorised 2013 Number	2014 £	2013 £
Ordinary shares of £1 each	100	100	100	100
	2014 Number	Allotted, issued up and fully paid 2013 Number	2014 £	2013 £
Ordinary shares of £1 each	1	1	1	1

7 Reserves

	Profit and loss Account £
Balance at 1 January 2014	-
Retained profit for the year	451,466
Balance at 31 December 2014	451,466

8 Contingent liability

The group's assets have been given as security for £10,108,614 of bank and other loans drawn by the group.

9 Cash flow statement

The company has taken advantage of the exemption conferred by Financial Reporting Standard 1, "Cash Flow Statements", not to prepare a cash flow statement on the grounds that it is a small entity, as defined by s382 of the Companies Act 2006.

10 Related party transactions

The company has taken advantage of the exemption allowed by Financial Reporting Standard 8, "Related party disclosures", not to disclose any transactions with entities that are included in the consolidated financial statements of Allied London Properties Limited and are 100% owned.

11 Ultimate parent company

The company's immediate parent is Allied London Holdco Two Limited. The ultimate parent company remains Capital Holdco Limited, a company incorporated in the British Virgin Islands.