



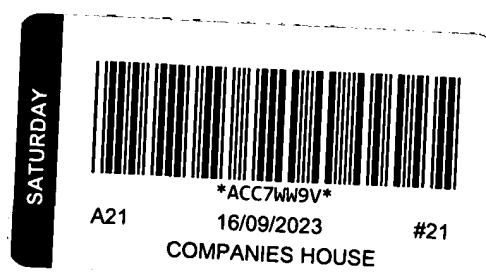
BRAEBURN ESTATES B4A (LP) LIMITED

Registered number: 8756746

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022



BRAEBURN ESTATES B4A (LP) LIMITED

CONTENTS

	Page
Directors' Report	1
Statement of Financial Position	2
Notes to the Financial Statements	3 - 4

BRAEBURN ESTATES B4A (LP) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The directors present their report and the financial statements for the year ended 31 December 2022.

PRINCIPAL ACTIVITY

The company holds a limited partnership investment in Braeburn Estates (B4A) Limited Partnership for and on behalf of Braeburn Estates Limited Partnership.

DIRECTORS

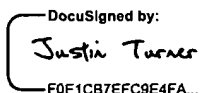
The directors who served during the year were:

T K A A Al-Abdulla
A Al-Attiah
M Ashraf (resigned 30 June 2022)
B E De'ath
S Z Khan
A H Mullens (appointed 21 April 2022)
R E Oakes (appointed 26 September 2022)
A R J Vallintine

On 11 August 2023, after the year end, B E De'ath and A H Mullens resigned as directors of the company. On the same date T W J Venner was appointed as a director of the company.

The company provides an indemnity to all directors (to the extent permitted by law) in respect of liabilities incurred as a result of their office. The company also has in place liability insurance covering the directors and officers of the company. Both the indemnity and insurance were in force during the year ended 31 December 2022 and at the time of the approval of this Directors' Report. Neither the indemnity nor the insurance provide cover in the event that the director is proven to have acted dishonestly or fraudulently.

This report was approved by the board on 14 September 2023 and signed on its behalf.

DocuSigned by:

F0E1CB7EFC9E4FA...
J J Turner
Secretary

BRAEBURN ESTATES B4A (LP) LIMITED
REGISTERED NUMBER: 8756746

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
CURRENT ASSETS			
Trade and other receivables	3	1	1
		<u>1</u>	<u>1</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1</u>	<u>1</u>
NET ASSETS		<u>1</u>	<u>1</u>
CAPITAL AND RESERVES			
Called up share capital	5	1	1
		<u>1</u>	<u>1</u>

For the year ended 31 December 2022 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

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 financial statements.

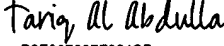
The company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

No statement of comprehensive income is presented with these financial statements because the company has not recognised any income, expenditure or any other items of comprehensive income in respect of the year or the prior year.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 14 September 2023.

DocuSigned by:

 82C324BD018946B...
A R J Vallintine
 Director

DocuSigned by:

 B8E98708FF964CB...
T K A A Al-Abdulla
 Director

The notes on pages 3 to 4 form part of these financial statements.

BRAEBURN ESTATES B4A (LP) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. GENERAL INFORMATION

Braeburn Estates B4A (LP) Limited is a Company Limited by shares incorporated in the UK under the Companies Act 2006 and registered in England and Wales at One Canada Square, Canary Wharf, London, E14 5AB.

The nature of the company's operations and its principal activities are set out in the Directors' Report.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with International Financial Reporting Standards as issued by the IASB in conformity with the requirements of the Companies Act 2006.

The following new and revised accounting standards and interpretations have been adopted by the company in 2022. Their adoption has not had any significant impact on the amounts reported in these financial statements, but may impact the accounting for future transactions and arrangements:

- Amendments to IAS 16: Property, Plant and Equipment — Proceeds before Intended Use
- Annual Improvements 2018-2020 Cycle
- Amendments to IFRS 3: References to the Conceptual Framework in IFRS Standards
- Amendments to IAS 37: Costs of fulfilling an onerous contract

At 31 December 2022, a number of new standards, amendments to standards and interpretations have been issued by the IASB but are not effective for this year end.

The directors anticipate that the adoption of these standards in future periods will not have a material impact on the financial statements of the company.

The functional currency of the company is considered to be pounds sterling because that is the currency of the primary economic environment in which they operate.

The principal accounting policies are summarised below:

2.2 GOING CONCERN

Having made the requisite enquiries and assessed the resources at the disposal of the company, the directors have a reasonable expectation that the company will have adequate resources to continue its operation for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the financial statements.

2.3 STATEMENT OF CHANGES IN EQUITY

There have been no changes to equity and accordingly the company has not produced a Statement of Changes in Equity.

2.4 CASH FLOW STATEMENT

The company had no cash flows during the year or prior period and has accordingly not produced a Cash Flow Statement.

2.5 FINANCIAL INSTRUMENTS

Trade and other receivables

Debtors are recognised initially at fair value. A provision for impairment is established where there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the debtor concerned.

BRAEBURN ESTATES B4A (LP) LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022****3. TRADE AND OTHER RECEIVABLES**

	2022 £	2021 £
Amounts owed by group undertakings	1	1
	<u>1</u>	<u>1</u>

Amounts owed by group undertakings are interest free and repayable on demand.

4. FINANCIAL INSTRUMENTS

	2022 £	2021 £
FINANCIAL ASSETS		
Financial assets that are debt instruments measured at amortised cost	1	1
	<u>1</u>	<u>1</u>

Financial assets measured at amortised cost comprise group receivables.

5. SHARE CAPITAL

	2022 £	2021 £
ALLOTTED, CALLED UP AND FULLY PAID		
1 (2021 - 1) Ordinary share of £1.00	1	1
	<u>1</u>	<u>1</u>

6. CONTROLLING PARTY

The company's immediate parent undertaking is Braeburn Estates (GP) Limited for and on behalf of Braeburn Estates Limited Partnership.

As at 31 December 2022, the smallest and largest group of which the company is a member and for which group financial statements are drawn up is the consolidated financial statements of Braeburn Estates Limited Partnership. Braeburn Estates Limited Partnership is a joint venture between Project Russet Property Unit Trust and Canary Wharf (PB) Unit Trust. Copies of the financial statements may be obtained from the Company Secretary, One Canada Square, Canary Wharf, London, E14 5AB.