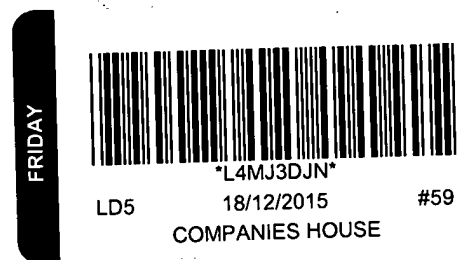


Registered number: 09136482

DANDI SPACE IV LIMITED

**ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 31 MARCH 2015**



DANDI SPACE IV LIMITED

COMPANY INFORMATION

DIRECTOR A Ravanshad (appointed 17 July 2014)

REGISTERED NUMBER 09136482

REGISTERED OFFICE 30 Bristol Gardens
London
W9 2JQ

INDEPENDENT AUDITORS Simmons Gainsford LLP
Chartered Accountants & Statutory Auditors
7/10 Chandos Street
Cavendish Square
London
W1G 9DQ

DANDI SPACE IV LIMITED

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DANDI SPACE IV LIMITED

**INDEPENDENT AUDITORS' REPORT TO DANDI SPACE IV LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Dandi Space IV Limited for the period ended 31 March 2015 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special Auditors' 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, for our work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTOR AND AUDITORS

The director is responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

OPINION ON FINANCIAL STATEMENTS

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts on pages 2 to 4 have been properly prepared in accordance with the regulations made under that section.

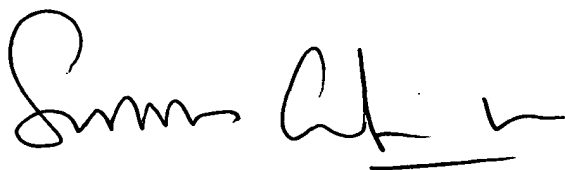
Oscar Dodd FCA (Senior statutory auditor)

for and on behalf of
Simmons Gainsford LLP

Chartered Accountants
Statutory Auditors

7/10 Chandos Street
Cavendish Square
London
W1G 9DQ

Date: 16 December 2015.

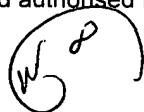


DANDI SPACE IV LIMITED
REGISTERED NUMBER: 09136482

ABBREVIATED BALANCE SHEET
AS AT 31 MARCH 2015

	Note	£	2015 £
FIXED ASSETS			
Investment property	2		24,733,954
CURRENT ASSETS			
Debtors		67,231	
CREDITORS: amounts falling due within one year		<u>(144,888)</u>	
NET CURRENT LIABILITIES			<u>(77,657)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			24,656,297
CREDITORS: amounts falling due after more than one year	3		<u>(25,122,433)</u>
NET LIABILITIES			<u><u>(466,136)</u></u>
CAPITAL AND RESERVES			
Called up share capital	4		2
Profit and loss account			<u>(466,138)</u>
SHAREHOLDERS' DEFICIT			<u><u>(466,136)</u></u>

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf by:



A Ravanshad
Director

Date: 15/12/2015

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

DANDI SPACE IV LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE PERIOD ENDED 31 MARCH 2015

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of investment properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Going concern

The director has prepared the financial statements on a going concern basis assuming adequate financial support from the parent company, Dandi Space Holdings Limited will continue for a period of twelve months following the approval of these accounts.

1.3 Turnover

Turnover represents rent receivable from property investments, net of Value Added Tax.

1.4 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the director, necessary in order to give a true and fair view of the financial position of the company.

2. INVESTMENT PROPERTY

	£
Valuation	
Additions at cost	24,733,954
At 31 March 2015	<u>24,733,954</u>
Comprising	
Cost	24,733,954
At 31 March 2015	<u>24,733,954</u>

The investment property was acquired on 18 December 2014. The company is carrying out refurbishment work on the property. In the opinion of the director the market value at 31 March 2015 is not materially different to the cost of the property and work carried out at the balance sheet date.

3. CREDITORS:

Amounts falling due after more than one year

An amount of £25,122,433 included in creditors is repayable after more than 5 years.

DANDI SPACE IV LIMITED

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 31 MARCH 2015**

4. SHARE CAPITAL

	2015 £
Allotted, called up and fully paid	
2 Ordinary shares of £1 each	2

During the period the company issued 2 ordinary shares of £1 each for consideration of £2.

5. ULTIMATE PARENT UNDERTAKING

The immediate and ultimate parent company is Dandi Space Holdings Limited.