

AM03

Notice of administrator's proposals

TUESDAY



A23 06/03/2018 #178
COMPANIES HOUSE

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e

1 Company details

Company number 0 9 2 2 9 4 1 6

Company name in full Zinc Hotels Freeholds Limited

→ Filling in this form
Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Catherine Mary

Surname Williamson

3 Administrator's address

Building name/number The Zenith Building

Street 26 Spring Gardens

Post town Manchester

County/Region

Postcode M 2 1 A B

Country

4 Administrator's name

Full forename(s) Ryan Kevin

Surname Grant

① Other administrator
Use this section to tell us about
another administrator.

5 Administrator's address

Building name/number

Street 35 Newhall Street

Post town Birmingham

County/Region

Postcode B 3 3 P U

Country

② Other administrator
Use this section to tell us about
another administrator.

AM03

Notice of Administrator's Proposals

6		Statement of proposals	
		<input checked="" type="checkbox"/> I attach a copy of the statement of proposals	
7		Sign and date	
Administrator's Signature	Signature <input checked="" type="checkbox"/> <i>C. Mosen</i> <input checked="" type="checkbox"/>		
Signature date	d 02 m 03 y 2018		

AM03 Notice of Administrator's Proposals



Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name

Melissa Fielding

Company name

AlixPartners

Address

The Zenith Building

26 Spring Gardens

Post town

Manchester

County/Region

Postcode

M

2

1

A

B

Country

DX

Telephone

0161 838 4529



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed and dated the form.



Important information

All information on this form will appear on the public record.



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.



Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Continuation page

Name and address of insolvency practitioner

✓ **What this form is for**
Use this continuation page to tell us about another insolvency practitioner where more than 2 are already jointly appointed. **Attach this to the relevant form.** ¹
Use extra copies to tell us of additional insolvency practitioners.

✗ **What this form is NOT for**
You can't use this continuation page to tell us about an appointment, resignation, removal or vacation of office.

→ **Filling in this form**
Please complete in typescript or in bold black capitals.
All fields are mandatory unless specified or indicated by *

1 Appointment type

Tick to show the nature of the appointment:

- ✓ Administrator
Administrative receiver
Receiver
Manager
Nominee
Supervisor
Liquidator
Provisional liquidator

¹ You can use this continuation page with the following forms:
- VAM1, VAM2, VAM3, VAM4, VAM6, VAM7
- CVA1, CVA3, CVA4
- AM02, AM03, AM04, AM05, AM06, AM07, AM08, AM09, AM10, AM12, AM13, AM14, AM19, AM20, AM21, AM22, AM23, AM24, AM25
- REC1, REC2, REC3
- LIQ2, LIQ3, LIQ05, LIQ13, LIQ14, WU07, WU15
- COM1, COM2, COM3, COM4
- NDISC

2 Insolvency practitioner's name

Full forename(s) Alastair

Surname Beveridge

3 Insolvency practitioner's address

Building name/number

Street 6 New Street Square

Post town London

County/Region

Postcode E C 4 A 3 B F

Country

Contents

1. Why this report has been prepared	1
2. Summary of information for creditors	3
3. Background and circumstances leading to the Administrations.....	4
4. The objectives of the Administrations	6
5. The Administration strategies and steps taken to date	7
6. Financial position and Administrators' receipts and payments	10
7. Estimated outcome for creditors	12
8. What happens next.....	13

Appendices

Appendix A.	Group structure
Appendix B.	Statutory information
Appendix C.	Directors' Statements of Affairs of the Companies
Appendix D.	Administrators' Receipts and Payments Account for the period 9 January 2018 to 23 February 2018
Appendix E.	Administrators' fees and pre-administration costs
Appendix F.	Additional information in relation to the Administrators' fees
Appendix G.	Exit routes and discharge from liability

Administrators' Statement of Proposals

Zinc Hotels (Holdings) Limited and
its subsidiaries

All in Administration

2 March 2018

1. Why this report has been prepared

1.9

If you require a hard copy of this report or have any queries in relation to the contents of this report or the Administration generally, please contact Mel Fieldling on 0161 836 4529, by email at creditorreports@alixpartners.com, or write to AlixPartners' office at The Zenith Building, 26 Spring Gardens, Manchester, M2 1AB.

1.1 As you will be aware Ryan Grant, Alastair Beveridge and Catherine Williamson (the **Administrators**) were appointed Administrators of Zinc Hotels (Holdings) Limited (**ZHHL**) and a further 24 entities within the group on 9 January 2018 (together the **Companies**). A full list of entities and abbreviations referred to in this report are provided in Appendix A together with a summary group structure.

1.2 In accordance with UK insolvency legislation, administrators are required to make a statement setting out their proposals for achieving the statutory purpose of an administration. This report and all appendices form the Administrators' proposals and covers the period 9 January 2018 to 23 February 2018 (the **Period**).

1.3 The purpose of this report is to provide statutory and financial information about the Companies, the background to the Administrations, the Administrators' proposed strategy, details regarding the Administrators' fees and the expected outcome for each class of creditor.

1.4 The administrator of a company must perform their functions with a view to achieving one of the following statutory objectives:

- Objective 1: rescuing the company as a going concern;
- Objective 2: achieving a better result for the company's creditors as a whole than would be likely if the company were wound up (without first being in administration); or
- Objective 3: realising property in order to make a distribution to one or more secured or preferential creditors.

1.5 In these cases, based on information currently available, the Administrators are pursuing the second statutory objective across the 25 companies over which they have been appointed. Further details of how they intend to achieve the objectives can be found in section 4 of this report.

1.6 The Companies' creditors are responsible for approving the Administrators' proposals and fees. In this case it is proposed that the basis of the Administrators' fees, category 2 disbursements and pre-administration fees will be approved by the secured creditors only. Further details of the Administrators' fees and disbursements can be found at Appendices E to F.

1.7 In these cases, the Administrators intend to seek approval of their proposals via a decision by written resolution, and further details on this matter can be found in section 8 of this report.

1.8 More information relating to the Administration process, Administrators' fees and creditors' rights can be found on AlixPartners' creditor portal (<http://www.alixpartnersinfoportal.com>). Log-in details to access this information can be found within the covering letter you have received.

3. Background and circumstances of the Administrations

group structure and borrowing. The group also owns the 999 year long leasehold interests held by ZHFL, which holds the beneficial interest in those long leasehold interests.

31

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- 3.6 On 26 June 2017, AlixPartners UK LLP (formerly AlixPartners Services (UK) LLP) was engaged by the Secured Lenders to assist with contingency planning in light of the then upcoming maturity of the loan facility on 10 July 2017 (the **Maturity Date**). The Companies failed to repay the loan facility under the SFA on the Maturity Date.
- 3.7 The Agents officially launched the marketing process on 4 September 2017. The marketing process ran until 17 October 2017, when first round bids were requested by the Agents. A number of interested parties were taken through to a second round of the marketing process, which resulted in two leading offers, one for Kensington, one for the Regional Nine, respectively.
- 3.8 Heads of Terms were entered into with the preferred bidder of Kensington and Heads of Terms were in circulation to the lead bidder of the Regional Nine, but had not been confirmed.
- 3.9 On the Appointment Date, as a result of the continuing events of default under the SFA, including the event of default arising out of the Companies' failure to repay the loan facility under the SFA on the Maturity Date, the Secured Parties took steps under the terms of their security to implement enforcement action. Accordingly, Ryan Grant, Alastair Beveridge and Catherine Williamson were appointed as Administrators of the Companies.
- 3.10 The commercial operations of the Hotels remain unaffected by the appointment of the Administrators. The Administrators will continue to collect the rental income (see section 5.9), but will have no involvement in day to day trading of the Hotels at each site.

4. **The objectives of the Administrations**
 - 4.1 The Administrators have considered the various options available to the Companies for achieving the purpose of the Administrations.
 - 4.2 Having undertaken that review, the purpose of the Administrations will be the secondary statutory objective which is to achieve a better result for the Companies' creditors as a whole than would be likely if the Companies were wound up (without first being in Administration). The Administrators will achieve this strategy by completing the steps in section 5.
 - 4.3 The Administrations would also highlight that, based on the information currently available to the Administrators, it is not reasonably practicable for any of the Companies to achieve the primary statutory objective under the Administration regime which would be the rescue of the Companies as going concerns.
 - 4.4 However, the Administrators are working to assess the optimal sale structure(s) to realise the freehold and leasehold interests in the Hotels collectively held by the Companies. And in the course of that review, they have become aware of a number of potential claims of the Companies (discussed further in section 5) which remain to be assessed.
 - 4.5 A full assessment of the position as regards these potential claims has not yet been possible as the Administrators are waiting for further information. A full and detailed assessment of these claims will therefore be undertaken upon provision of this information. Thereafter, if deemed appropriate, the Administrators may seek to vary the purpose of the Administrations, via approval by creditors of a revision of their proposals.
 - 4.6 Full details of the proposed exit routes to the Administrations are noted in Appendix G.

5. The Administration strategies and steps taken to date

- 5.1 It is proposed that the Administrators continue to manage the affairs of the Companies in order to achieve the objectives of the Administrations as detailed in section 4.
- 5.2 In addition to their statutory objective, the Administrators have duties imposed by insolvency and other legislation and their regulating professional bodies. The Administrators intend to take the following steps to fulfil their intended objective and duties. The detail provided is intended to, among other things, enable users of this report to understand how the fee estimates and estimate of expenses provided at *Appendix E* were compiled, and the sensitivities that might be applicable to the Administrators' anticipated fees and expenses.

Realisation of assets

Hotels

- 5.3 As set out in section 3.1, the freehold and leasehold interests in the Hotels are held across various entities (see Appendix A). The Hotels are fixed charge assets and therefore any future realisations from their sale will be captured by the security granted in favour of the Secured Parties and will not be therefore available to the general body of creditors, unless the Secured Parties are paid in full.
- 5.4 In order to benefit from the work already completed by Agents prior to the Administrations, the Administrators expect to formally engage the Agents shortly to continue to advise the Companies. The Administrators will work closely with the Agents to formulate a disposal strategy to maximise realisations in respect of the Hotels. The pre-appointment instruction letter entered into between the Companies and the Agents has been terminated.
- 5.5 As discussed in section 3.7, the pre-appointment marketing process resulted in the identification of two leading offers accounting for the entire portfolio of Hotels. The Administrators are currently working with the Agents to assess the basis on which the pre-appointment marketing process was undertaken to determine if further marketing is required. This assessment remains ongoing and when concluded will allow the Administrators to pursue the optimal strategy across the entire portfolio. A further update will be provided in the next report to creditors.
- 5.6 Potential capital expenditure (Capex) claims
- In May 2016, the Companies launched a claim against the Tenant for alleged breaches of the terms of the leases in relation to Capex underspend. On 27 March 2017 the specific performance part of the claim was struck out by Deputy Master Cousins. The right of appeal was granted to the Companies on 10 October 2017 and is due to be heard between 24 - 26 April 2018. The continuation of the claim will be stayed pending the outcome of the appeal.
- 5.7 The Administrators are working with legal advisors to review the available information in order to determine appropriate next steps ahead of the hearing.

Rental income

- 5.8 The rental income received, and to be received, from the Tenant in respect of the Hotels constitutes a fixed charge asset and will be captured by the security granted in favour of the Secured Parties. Rent will not be therefore available to the general body of creditors unless they are paid in full.

- 5.9 The next appointment rent payment date falls on 29 March 2018.

Cash at bank

- 5.10 Upon appointment, a sum of £984,289 was recovered from a Barclays Bank Plc account in the name of ZHL, subject to floating charge security granted in favour of the Secured Parties. This is shown in the Receipts and Payments Account at Appendix D.

Other potential claims

- 5.11 In addition to the potential Capex claims, the Companies' directors and shareholders have made the Administrators aware of further potential pre-appointment claims that have been issued but not served on a number of defendants including the Tenant and the Secured Parties.
- 5.12 The Administrators have requested full details and supporting evidence be provided in respect of these claims so that a full assessment can take place as to the merits of the case. A further update will be provided in the next report to creditors.

Administration (including statutory reporting)

- 5.13 In addition to their duties relating to realising and distributing the assets of the Companies, the Administrators must comply with certain statutory compliance matters in accordance with the Insolvency Act 1986. These include, notifying the stakeholders of the appointments, preparing bi-annual reports to creditors advising of the progress of the Administrations and, where necessary, holding meetings with creditors and stakeholders.
- 5.14 The Administrators are responsible for liaising with HMRC to determine the final position in respect of corporation tax, VAT and other taxes that may be owed by or to the Companies, and for filing tax returns for the duration of the Administrations. Given the complexities associated with accounting for the hedging facilities entered into by ZHL, the Administrators will obtain independent advice to support the preparation and submissions of tax returns.
- 5.15 In order to ensure the matters of the Administrations are being progressed sufficiently, the Administrators have a duty to conduct periodic case reviews and complete case checklists. In addition, the Administrators' treasury function will also comply with cash accounting requirements including raising payments, processing Journal vouchers and posting receipts, preparing bank reconciliations and statutory returns.
- 5.16 The time required to complete statutory tasks is largely fixed, insofar as the cost of preparing a report to creditors or filing an annual return is similar for most

cases, except where cases are very large or complex. Where the costs of statutory compliance and reporting to creditors exceeds the initial estimate, it will generally be because the duration of the case has been longer than expected, due to for example protracted realisation of assets, and therefore additional periodic reports have had to be prepared and distributed to stakeholders.

Investigations

5.17 The Administrators will conduct investigations into the conduct of the directors and Transactions entered into prior to the Companies' Insolvencies, as required by the Company Directors Disqualification Act 1986, and Statement of Insolvency Practice 2 – Investigations by Office Holders in Administrations and Insolvent Liquidations. Based on the outcome of the investigations, further steps may need to be taken, details of which will be provided in the next report to creditors. The Administrators' duty is to conduct an initial review to determine whether there are matters which require further investigation, and if so, whether there is a realistic prospect of recovering assets for the insolvent estates for the benefit of creditors.

5.18 The Administrators also have a duty to consider the conduct of those who have been directors of the Companies at any time during the last three years, and to provide information to the Insolvency Service in respect of that conduct and the circumstances regarding the Companies' Insolvencies. The Insolvency Service will use this information to assess whether there are matters that require them to take action against the directors to prevent them from controlling other companies. The information provided to the Insolvency Service is confidential and is not available to creditors.

5.19 A questionnaire is available on AlixPartners' creditor portal (<http://www.alixpartnersinfoportal.com>) for completion by creditors to assist the Administrators in their investigations. If there are matters that you consider the Administrators should be aware of please attach details to the questionnaire and return it to AlixPartners' offices at The Zenith Building, 26 Spring Gardens, Manchester, M2 1AB. This request forms part of the Administrators' statutory duties and does not imply any criticism of the directors.

Creditors (claims and distribution)

5.20 The Administrators will provide reports and updates to the Secured Parties and handle unsecured creditor correspondence, telephone calls and email queries. Should sufficient funds be available, they will also agree the claims of unsecured creditors, calculate the dividend and make a distribution.

6. Financial position and Administrators' receipts and payments

Financial position

6.1 The Statements of Affairs (SoAs) of the Companies, together with a list of creditors' names, addresses and details of their claims are attached at Appendix C.

6.2 The Administrators make the following observations in relation to the directors' SoAs of the Companies. Note that, as is normal, the directors' SoAs are stated before provision for the costs of the Administrations. Comments below are by exception only:

ZHL

6.3 The directors' estimated to realise values (ETRV) of assets subject to fixed charge are stated at between £600 million and £1 billion.

6.4 Of the residual assets listed on the SoA, cash at bank of £9.6 million is presented. On appointment, the Administrators were made aware of sums totalling £8.6 million held in accounts operated by GLAS and £984,289 in a general bank account. Legal advice has been received which confirms the sums held in the GLAS operated accounts are captured by the Secured Parties' fixed charges which means they are unavailable to the Administration estate of ZHL. The £984,289 in the general account is a floating charge asset and has been realised by the Administrators (as detailed in section 5.10).

6.5 The SoA estimates the amount due to the Secured Parties to be £274.6 million; however this does not take into account the hedging liabilities.

ZHHL and ZHFL

6.6 ZHFL's SoA includes the nominal value of £8 for the freehold title to the Hotels. The only other items of note listed in the ZHHL and ZHFL SoAs is unpaid share capital which is presented at the nominal value.

Leasehold Companies

6.7 The SoAs list only unpaid share capital as assets.

Administrators' Receipts and Payments Accounts

- 6.8 Summaries of receipts and payments to 23 February 2018 are attached at Appendix D.
- 6.9 ZHHL, ZHFL and the leasehold Companies have no receipts or payments and therefore a consolidated Receipts and Payments Account has been provided for these entities.
- 6.10 As noted in section 5.10, the Administrators have recovered ZHL's cash held in the general bank account totalling £984,289.

7. Estimated outcome for creditors

Secured creditor – GLAS Trust Corporation Limited (as security agent)

- 7.1 Each of the Companies granted a debenture over its assets to GLAS, acting as security agent on behalf of the Secured Parties, on 11 November 2014 in respect of the secured liabilities under the SFA and the hedging arrangements.
- 7.2 At the date of the appointments the Secured Parties were owed £519 million. The secured liabilities comprise approximately £275 million term debt and £244 million hedging liabilities.
- 7.3 The estimated return to the Secured Parties is dependent upon value achieved for the assets set out in section 5 which at this stage is uncertain.

Preferential creditors

- 7.4 There are no known employees of the Companies and therefore no preferential claims are expected. No preferential claims have been submitted to the Administrators to date.

Unsecured creditors

- 7.5 Where there is a floating charge which was created on or after 15 September 2003, the Administrators are required to create a fund from the Company's net property available for the benefit of unsecured creditors ('Unsecured Creditors' Fund'), commonly known as the 'Prescribed Part'.
- 7.6 Only ZHL is anticipated to have floating charge realisations therefore in respect of the other 24 companies in Administration, the estimated value of the each of these Companies' net property and Prescribed Part will be nil.
- 7.7 In respect of ZHL, it should be noted that the figures presented at section 7.8 are likely to reduce as there will be administration expenses to settle pursuant to rule 3.51 of The Insolvency (Amendment) Rules 2017. At this stage it is difficult to estimate the quantum of administration expenses that will be payable from these realisations.
- 7.8 The Administrators have therefore presented ZHL's maximum net property and Prescribed Part based on current realisations. The estimated value of the ZHL's net floating charge property is £984,000. Arising from this, the value of the Unsecured Creditors' Fund is estimated to be a maximum of £200,000.
- 7.9 A further update will be provided in the next report.

8. What happens next

Approval of Proposals

- 8.1 The Administrators think that the Companies will have insufficient property to enable a distribution to be made to their unsecured creditors, other than via the Unsecured Creditors' Fund in ZHL. As a result, the Administrators are not required to seek a decision from the unsecured creditors as to whether they approve the proposals.
- 8.2 Creditors whose debts amount to at least 10% of the total debts of the each of the Companies may however request that approval of the proposals is given via a formal decision of creditors. Any requests for a decision procedure must be made in writing on or before 14 March 2018.
- 8.3 If creditors wish for such a decision to be made by a physical meeting of creditors, then the threshold required is either 10 creditors, 10% by value of creditors or 10% of the number of creditors. If you wish for a meeting to be held, you must notify us in writing on or before 14 March 2018.
- 8.4 If a decision is not requisitioned by creditors by this date the proposals will be deemed to have been approved.

Report

- 8.5 The Administrators are required to provide a progress report within one month of the end of the next six month period.

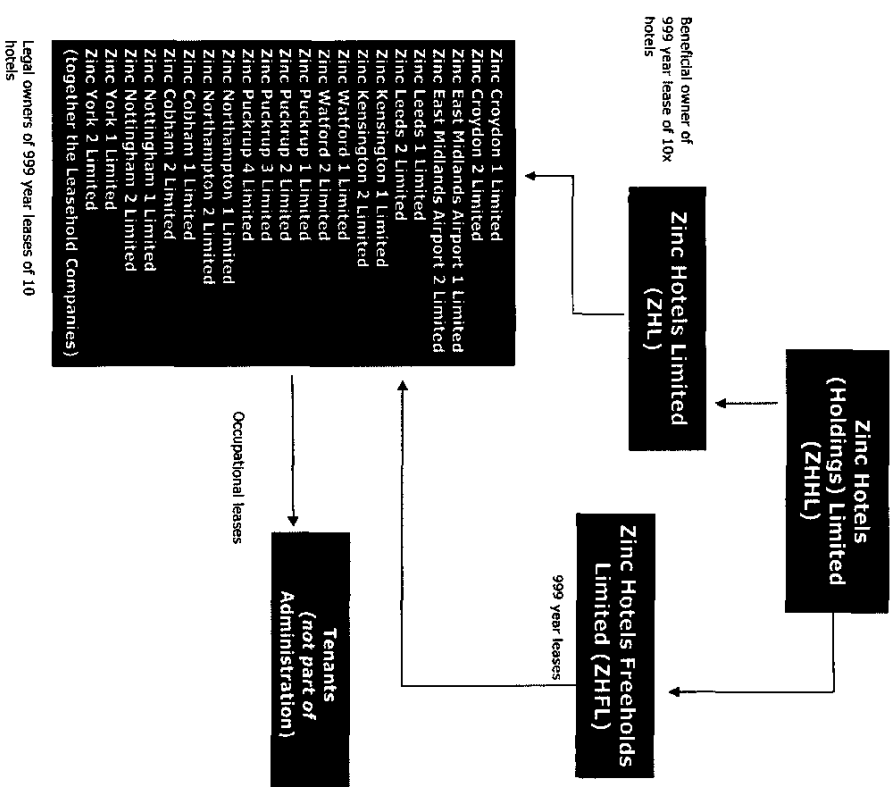
For and on behalf of
Zinc Hotels (Holdings) Limited and its subsidiaries



Ryan Grant
Administrator

Encs

Appendix A. Group structure



Appendix B. Statutory information**Company information**

Company name	Company number	Court reference	Former trading address
Zinc Hotels Limited	09115606	212 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Hotels (Holdings) Limited	09115573	196 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Hotels Freeholds Limited	09229416	183 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Croydon 1 Limited	09115664	206 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Croydon 2 Limited	09115669	210 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc East Midlands Airport 1 Limited	09115655	198 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc East Midlands Airport 2 Limited	09115660	193 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Leeds City 1 Limited	09115735	191 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Leeds City 2 Limited	09115725	217 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc London Kensington 1 Limited	09115683	214 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc London Kensington 1 Limited	09115728	184 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Watford 1 Limited	09115731	201 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Watford 2 Limited	09115719	211 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Puckrup Hall 1 Limited	09115682	220 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW

Zinc Puckrup Hall 2 Limited	09115670	221 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Puckrup Hall 3 Limited	09115736	189 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Puckrup Hall 4 Limited	09115704	192 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Northampton 1 Limited	09115701	216 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Northampton 2 Limited	09115703	187 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Cobham 1 Limited	09115698	179 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Cobham 2 Limited	09115729	194 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Nottingham 1 Limited	09115737	209 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc Nottingham 2 Limited	09115734	190 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc York 1 Limited	09115939	182 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Zinc York 2 Limited	09115916	208 of 2018	C/O Rees Pollock, 35 New Bridge Street, London, ECAV 6BW

Companies' information

The below information applies to all the Companies:

Registered office	c/o AllPartners, The Zenith Building, 26 Spring Gardens, Manchester, M2 1AB
Former registered office	c/o Rees Pollock, 35 New Bridge Street, London, ECAV 6BW
Court details	High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List
Trading name	Company name for each of the Group Companies

Zinc Hotels (Holdings) Limited and its subsidiaries – In Administration (the Companies)

Appointor's information

Name	Address	Position
GLAS Trust Corporation Limited	45 Ludgate Hill, London, EC4M 7JU	Floating Charge Holder

Details of the Companies' directors, secretary and shareholders at the date of appointment are as follows:

Directors	Date appointed	Date resigned	Number of shares held	Percentage of shareholding
Vincent Aziz Tchenguiz	03/07/2014	N/A	N/A	N/A
Dror Pashier	03/07/2014	N/A	N/A	N/A
Secretary	N/A	N/A	N/A	N/A
Shareholder(s)				
Zinc Hotels (Holdings) Limited *	06/04/2016	N/A	1	75% or more
Zinc Hotels Limited **	06/04/2016	N/A	1	75% or more

* The shareholder of Zinc Hotels Limited and Zinc Hotels Freeholds Limited.
 ** The shareholder of the remaining Companies with the exception of Zinc Hotels (Holdings) Limited.

Administrators' information

Name	Address	IP number	Name of authorising body
Alistair Paul Beveridge	6 New Street Square, London, EC4A 3BF	8991	Insolvency Practitioners Association
Ryan Kevin Grant	35 Newhall Street, Birmingham, B3 3PU	9637	Insolvency Practitioners Association
Catherine Mary Williamson	The Zenith Building, 26 Spring Gardens, Manchester, M2 1AB	15570	Insolvency Practitioners Association

The validity of the Secured Parties' security and the validity of the appointments has been independently confirmed by the Administrators' legal advisor, Burgess Salmon LLP.

The Insolvency Regulation Recast (EU) 2015/848 applies to the Administrations. The proceedings are main proceedings as defined by article 3 of the Regulation. The Companies are based in the UK.

In accordance with paragraph 100(2) of schedule B1 of the Insolvency Act 1986, all functions of the Administrators are to be exercised by any or all of the Administrators. All references to the Administrators should be read as the Joint Administrators.

Zinc Hotels (Holdings) Limited and its subsidiaries – In Administration (the Companies)

Appendix C. Directors' Statements of Affairs of the Companies

Statement of affairs

Name of Company Zinc Hotels (Holdings) Limited	Company number 08115573
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 196 of 2018

(e) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Hotels (Holdings) Limited
C/O Ross Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 8 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 8 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ
 Signed *Vincent Aziz Tchenguiz*
 Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:
Investments in subsidiaries

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Book Value £	Estimated to Realise £
2	2
2	2
2	2
2	2
4	4

15 FEBRUARY 2018

Estimated total assets available for preferential creditors
Signature Dr M. S. J. Date

A1 - Summary of Liabilities

Estimated total assets available for preferential creditors
(Carried from page A)

Liabilities
Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

	Estimated to Realise £
	4
	4
	4
	4
	4
	4
	4
	(2)
	2
	(2)

Signature Dr M. S. J. Date 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature [Signature] Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels (Investment) Ltd	c/o Rees Pollock, 35 New Bridge Street, London EC4V 6BW	2	2	Ordinary
TOTALS:		2	2	

Signature Amal V J, Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Hotels Limited

Company number
09115806

In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List

Court case number
212 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Hotels Limited

(b) Insert date

on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ DROE PH3HER
Signed *Vincent Aziz Tchenguiz*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:

Surplus / (Shortfall) to secured creditor

Estimated total assets available for preferential creditors
secured liabilities in dispute

Signature *Vincent Aziz Tchenguiz*

Date

15 FEBRUARY 2018

Book Value	Estimated to Realise
600,000,000	600,000,000
	1,000,000,000
600,000,000	600m-1,000m
(274,583,146)	uncertain*
325,416,854	uncertain*
5,632	5,632
3,776	3,776
22	22
9,582,953	9,582,953
314,999,718	uncertain*

A1 - Summary of Liabilities

Estimated total assets available for preferential creditors (Carried from page A)	Estimated to Realise £
Liabilities	uncertain*
Preferential creditors:-	
Estimated deficiency/surplus as regards preferential creditors	uncertain*
Estimated prescribed part of net property where applicable (to carry forward)	600,000
Estimated total assets available for floating charge holders	uncertain*
Debts secured by floating charges	-
Estimated deficiency/surplus of assets after floating charges	-
Estimated prescribed part of net property where applicable (brought down)	600,000
Total assets available to unsecured creditors	uncertain*
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	uncertain**
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	-
Shortfall to preferential creditors	uncertain**
Shortfall to floating charge holder (brought down)	uncertain**
Estimated deficiency/surplus as regards creditors	uncertain**
Issued and called up share capital	(1)
Estimated total deficiency/surplus as regards members	uncertain**

* secured liabilities in dispute
** swap liability in dispute

Signature *Dr. P. H. V. J.*

Date 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

Name of Creditor or Claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Bayerische Landesbank London Branch*	Moor House, 120 London Wall, London EC2Y 5ET	274,593,146	See security documents	See security documents	274,593,146
Bayerische Landesbank London Branch (swap)**	Moor House, 120 London Wall, London EC2Y 5ET	243,846,000	N/A	N/A	N/A
Berwin Leighton Paisner LLP	Adelaide House, London Bridge, London EC4R 9HA	1,142,866	N/A	N/A	N/A
Global Loan Agency Services Limited	45 Ludgate Hill, London, EC4M 7JU	15,500	N/A	N/A	N/A
Intu (The Victoria Centre Partnership)	40 Broadway, London SW1A 0BU	4,538	N/A	N/A	N/A
Savills	Unex House, 132-134 Hills Road, Cambridge CB2 8PA	540	N/A	N/A	N/A
Independent Risk Management Solutions Limited	Fir Cottage, Beacon Hill, Wickham Bishops, Essex CM8 3EA	1,750	N/A	N/A	N/A
Rees Pollock	35 New Bridge Street, London EC4V 6BW	7,438	N/A	N/A	N/A
HM Revenue and Customs (VAT)		2,273,182	N/A	N/A	N/A
Unpaid share capital in subsidiaries		22	N/A	N/A	N/A

* secured liabilities in dispute

** swap liability in dispute

Signature *Dr. P. H. V. J.* Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels (Holdings) Limited	35 New Bridge Street, London, EC4V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature

Date 15 FEBRUARY 2018

Statement of affairs

<p>Name of Company Zinc Hotels Freshoids Limited</p>	<p>Company number 09229416</p>
<p>In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List</p>	<p>Court case number 163 of 2018</p>

(a) Insert name and address and registered office of the company

Statement as to the affairs of

znic Hotels & Inns Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date

on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ UPE PASHEA

Signed

Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:
Investment property - freehold title

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital
Cash

Estimated total assets available for preferential creditors

Signature *Debbie V. J.* Date

Book Value £	Estimated to Realise £
12	12
12	12
12	12
1	1
8	8
21	21

15 FEBRUARY 2018

A1 - Summary of Liabilities

Estimated total assets available for preferential creditors
(Carried from page A)

Liabilities
Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors
Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

	Estimated to Realise £
	21
	21
	-
	21
	-
	21
	-
	21
	-
	21
	(1)
	20

Signature *Debbie V. J.* Date 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels (Holdings) Ltd	c/o Rees Poilock, 35 New Bridge Street, London EC4V 6BW	1	1	Ordinary
TOTALS		1	1	

Signature

Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Croydon 1 Limited

Company number
09115664

In the
High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List

Court case number
206 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Croydon 1 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date

on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ *Dr AZIZ*

Signed *Dr AZIZ*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Estimated total assets available for preferential creditors

Signature *Dr AZIZ* Date

Book Value £	Estimated to Realise £
-	-
-	-
1	1
1	1

15 FEBRUARY 2018

Estimated total assets available for preferential creditors
(Carried from page A)

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

Signature [Signature] Date 15 FEBRUARY 2018

9.

Date 15 FEBRUARY 2018

	Estimated to Realise £
1	
1	
1	
1	
1	
(1)	
1	
1	
1	

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Ann P. H.

Date 15 FEBRUARY 2018

517

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature

Date 15 FEBRUARY 2018

✓,))

Statement of affairs

Name of Company
Zinc Croydon 2 Limited

Company number
09115669

In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List

Count case number
210 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of

Zinc Croydon 2 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ

Signed

Dated 15 FEBRUARY 2018

ASSETS

Less: Due to secured creditor

**Assets subject to floating charge:
Unpaid share capital**

Signature

177

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

**Estimated total assets available for preferential creditors
(Carried from page A)**

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

Estimated to Retire £	
1	
1	
-	
1	
1	
1	
1	
(1)	

Signature

Date _____

15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature  Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	Ordinary share of £1
TOTALS		1	1	

Signature Date 15 FEBRUARY 2018

Statement of affairs

Name of Company	Company number
Zinc East Midlands Airport 1 Limited	09115665
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 198 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc East Midlands Airport 1 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TOHENGUIZ *Vincent Tohenguez*
Signed *Vincent Tohenguez*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:

Unpaid share capital

Book Value £	Estimated to Realise £
1	1
1	1

Estimated total assets available for preferential creditors

Signature *Vincent Tohenguez* 15 FEB 2018

15 FEBRUARY 2018

	Estimated to Realise £
Estimated total assets available for preferential creditors (Carried from page A)	1
Liabilities	
Preferential creditors:-	
Estimated deficiency/surplus as regards preferential creditors	1
Estimated prescribed part of net property where applicable (to carry forward)	
Estimated total assets available for floating charge holders	1
Debts secured by floating charges	
Estimated deficiency/surplus of assets after floating charges	1
Estimated prescribed part of net property where applicable (brought down)	
Total assets available to unsecured creditors	1
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	
Shortfall to preferential creditors	
Shortfall to floating charge holder (brought down)	
Estimated deficiency/surplus as regards creditors	1
Issued and called up share capital	
Estimated total deficiency/surplus as regards members	(1)

Signature [Signature] Date 15 FEBRUARY 2018

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature *Dr. P. J. C. J.* Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc East Midlands Airport 2 Limited	Company number 09115680
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 193 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc East Midlands Airport 2 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUJIZ *Vincent Tchenguiz*
Signed *Vincent Tchenguiz*
Dated 15 FEBRUARY 2018

A. Summary of Assets

ASSETS

Assets subject to fixed charge.

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Estimated total assets available for preferential creditors

Signature

Date

Vincent Tchenguiz

Book Value £	Estimated to Realise £
1	1
1	1
15 FEBRUARY 2018	

Estimated total assets available for preferential creditors
(Carried from page A)

Estimated deficiency/surplus as regards preferential conditions

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

22nd 1177

15 FEBRUARY 2018

Estimated to Realise	£
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4

1

4

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2

69

1

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

Signature

Dr. J. H. V. J. J.

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shared held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature [Signature] Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Leads City 1 Limited

Company number
09115735

**in the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List**

Court case number
191 of 2018

(a) Inset name and address and registered office of the company

Statement as to the affairs of

Zinc Leeds City 1 Limited
C/O Rees Pollack, 35 New Bridge Street, London, ECAV 6BW

(b) Insert date

on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ *Vincent Aziz Tchenguiz*

Signed

Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Estimated total assets available for preferential creditors

Signature Dr Phil Vign Date

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

A1 - Summary of Liabilities

Estimated total assets available for preferential creditors
(Carried from page A)

Liabilities
Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members


	Estimated to Realise £
	1
	1
	-
	1
	-
	1
	1
	1
	(1)

Signature Dr Phil Vign Date 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature  Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	Ordinary share of £1
TOTALS		1	1	

Signature [Signature] Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc Leeds City 2 Limited	Company number 09115725
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 217 of 2018

(a) Insert name
and address and
registered office of
the company

Statement as to the affairs of
Zinc Leeds City 2 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date

on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete
statement of the affairs of the above company as at 9 January 2018 the date that the
company entered administration

Full name VINCENT AZIZ TCHENGUJIZ

Vincent Aziz Tchenguiz

Signed

Vincent Aziz Tchenguiz

Vincent Aziz Tchenguiz

Dated

15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature Dr. R. H. 11/10

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature Dr. K. S. S. S.

Date 15 FEBRUARY 2018

Name of Company

**In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List**

Statement as to the affairs of

C/O Rees Pollock, 35 New Bridge

the date that the comp:

Statement of Truth

company entered administration

Full name VINCENT AZIZ TCHENGUJIZ

Signed Lee J. ...

Dated 15 FEBRUARY 2018

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

**Assets subject to floating charge:
Unpaid share capital**

Estimated total assets available for preferential creditors

Signature _____ Date _____

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

Estimated total assets available for preferential creditors
(Carried from page A)

(Carried from page A)

Liabilities

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debits secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claimants (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

Signature

[Signature]

Date _____

15 FEBRUARY 2018

Estimated to Realise £

2

1

1

1

1

1

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

Signature

Signature *[Signature]*

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

[illegible]

Signature [Signature] Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc London Kensington 2 Limited

**In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List**

Company number
09115728

Count case number
184 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc London Kensington 2 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ / KOK HONG HER

Signed David K. J.
Dated 15 FEBRUARY 2018

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

**Assets subject to floating charge:
Unpaid share capital**

Estimated total assets available for preferred junior creditors

Signature gar/v2 Date

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

**Estimated total assets available for preferential creditors
(Carried from page A)**

Liabilities
Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members[illegible]

Signature [Signature] Date 15 FEBRUARY 2018

Signature John J. [illegible]

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	Ordinary share of £1
TOTALS		1	1	

Signature

Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc Watford 1 Limited	Company number 09115731
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 201 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Watford 1 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ
Signed *V. T. Tchenguiz*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:

Unpaid share capital

Book Value £	Estimated to Realise £
1	1
1	1

Estimated total assets available for preferential creditors

Signature *V. T. Tchenguiz* Date

15 FEBRUARY 2018

**Estimated total assets available for preferential creditors
(Carried from page A)**

Liabilities

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debits secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

Signature

676 2004

Date _____

15 FEBRUARY 2018

	Estimated to Realise £
1	1
1	1
-	-
1	1
-	-
1	1
-	-
1	1
(1)	(1)

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]


Signature

Prof. C. J.

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	Ordinary share of £1
TOTALS		1	1	

Signature  Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Watford 2 Limited

Company number
09115719

In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List

Court case number
211 of 2018

(a) Insert name and address and registered office of the company

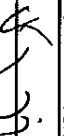
Statement as to the affairs of
Zinc Watford 2 Limited
c/o Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date

on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ
Signed  DROR DASHER
Dated 15 FEBRUARY 2018

ASSETS

Assets subject to fixed charges:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge
Unpaid share capital

Estimated total assets available for preferential creditors

Signature [Signature] Date 11/1/03

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

**Estimated total assets available for preferential creditors
(Carried from page A)**

Liabilities

Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

[illegible]

Signature [Signature] Date 15 FEBRUARY 2018

Date 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature  Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature  Date 15 FEBRUARY 2018

A - Summary of Assets

Company number
09115682

Count case number
220 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Puckrup Hall 1 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Inset date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ Vk.02 pt 5Hk

Signed 11/11/2017

Dated 15 FEBRUARY 2018

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditors

Assets subject to floating charge
Unpaid share capital

Estimated total assets available for preferential creditors

Signature [Signature] Date _____

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

[REDACTED]

**Estimated total assets available for preferential creditors
(Carried from page A)**

Liabilities

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

	Estimated to Realise £
1	1
-	1
1	1
-	1
1	1
-	1
1	1
(1)	1
1	1

Dr. J. H. H.

Date _____

15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Signature Rm Rht

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Puckrup Hall 2 Limited

Company number
09115670

In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List

Court case number
221 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Puckrup Hall 2 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete Statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUJIZ

Signed _____

Dated 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

TOTALS

1

1

Signature

Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc Puckrup Hall 3 Limited	Company number 09115736
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 189 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Puckrup Hall 3 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TOHENGUIZ *Dr R PASTER*
Signed *[Signature]*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Book Value £	Estimated to Realise £
1	1
1	1

Estimated total assets available for preferential creditors
Signature *[Signature]* Date

15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature Debra J. Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Puckrup Hall 4 Limited

Company number
09115704

**In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List**

Court case number
192 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Puckrup Hall 4 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ *Dr. PASHEN*

Signed

Dated 15 FEBRUARY 2018

ASSETS

Less: Due to secured creditor

**Assets subject to floating charge
Unpaid share capital**

Book Value £	Estimated to Realise £
1	1
1	1

Estimated total assets available for preferential creditors

Signature Dr. Ph. V. J. Date

15 FEBRUARY 2018

**Estimated total assets available for preferential creditors
(Carried from page A)**

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debits secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

	Estimated to Realise £
	1
	1
	-
	1
	-
	1
	-
	1
(1)	1

Signature [Signature] Date 15 FEBRUARY 2018

Date 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature

Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Northampton 1 Limited

Company number
09115701

In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List

Court case number
216 of 2018

(a) Insert name
and address and
registered office of
the company

Statement as to the affairs of
Zinc Northampton 1 Limited
C/O Rees Pollock, 36 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete
statement of the affairs of the above company as at 8 January 2018 the date that the
company entered administration

Full name VINCENT AZIZ TOHENGUIZ *DR R PASHA*
Signed *V N* *D R PASHA*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor
Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Book Value £	Estimated to Realise £
1	1
1	1

Estimated total assets available for preferential creditors

Signature *DR R PASHA* Date

15 FEBRUARY 2018

**Estimated total assets available for preferential creditors
(Carried from page A)**

(Carried from page A)

Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debits secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

issued and called up share capital

Estimated total deficiency/surplus as regards members

Signature [Signature] Date 11/1/11

15 FEBRUARY 2018

	Estimated to Realize £
	1
	1
	1
	1
	1
	1
	(1)
	1

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature  Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V6BW	1	1	Ordinary share of £1
TOTALS		1	1	

Signature [Signature] Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Northampton 2 Limited

Company number
09115703

In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List

Count case number
187 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Northampton 2 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ / ROR / Historic

Signed

Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:

Unpaid share capital

Estimated total assets available for preferential creditors

Signature

Date

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

A1 - Summary of Liabilities

Estimated total assets available for preferential creditors
(Carried from page A)

Liabilities

Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

	Estimated to Realise £
	1
	1
	-
	1
	-
	1
	-
	1
	-
	1
	(1)

Signature

Date

15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements *and* customers claiming amounts paid in advance of the supply of goods or services *and* creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	Ordinary share of £1
TOTALS		1	1	

TOTALS

1

1

Signature

Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc Cobham 1 Limited

Company number 09115698

In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List

Court case number 179 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Cobham 1 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ *Mr PASTER*
Signed *Mr PASTER*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:

Unpaid share capital

Book Value £	Estimated to Realise £
-	-
-	-
1	1
1	1

Estimated total assets available for preferential creditors

Signature *Mr PASTER* Date 15 FEBRUARY 2018

A1 - Summary of Liabilities

**Estimated total assets available for preferential creditors
(Carried from page A)**

Liabilities

Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors

Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

Signature James J. [illegible]

Date 15 FEBRUARY 2018[illegible]

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature [Signature] Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC4V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature *Dr Aziz Tohenguz* Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc Cobham 2 Limited	Company number 09115729
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 194 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
 Zinc Cobham 2 Limited
 C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
 on the 9 January 2017
 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TOHENGUZ *Dr Aziz Tohenguz*
 Signed *Dr Aziz Tohenguz*
 Dated 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature

Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc Nottingham 1 Limited	Company number 0915737
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 209 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc Nottingham 1 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TOHENGUIZ *Dr R Pasher*
Signed *V. Tohenguez*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Book Value £	Estimated to Realise £
1	1

Estimated total assets available for preferential creditors

Signature *Dr R Pasher* Date

15 FEBRUARY 2018

	Estimated to Realise £
Estimated total assets available for preferential creditors (Carried from page A)	1
Liabilities	
Preferential creditors:-	
Estimated deficiency/surplus as regards preferential creditors	1
Estimated prescribed part of net property where applicable (to carry forward)	1
Estimated total assets available for floating charge holders	1
Debts secured by floating charges	1
Estimated deficiency/surplus of assets after floating charges	1
Estimated prescribed part of net property where applicable (brought down)	1
Total assets available to unsecured creditors	1
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	1
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	1
Shortfall to preferential creditors	1
Shortfall to floating charge holder (brought down)	1
Estimated deficiency/surplus as regards creditors issued and called up share capital	1
Estimated total deficiency/surplus as regards members	1

Date 15 FEBRUARY 2018

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature D. Ph. V. D. Date 15 FEBRUARY 2018

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC5V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature [Signature] Date 15 FEBRUARY 2018

Statement of affairs

Name of Company
Zinc Nottingham 2 Limited

Company number
09115734

**In the
High Court of Justice, Business and Property Courts of
England and Wales, Insolvency and Companies List**

Court case number
190 of 2018

(a) Insert name and address and registered office of the company

**Statement as to the affairs of
Zinc Nottingham 2 Limited
C/O Raes Pollock, 35 New Bridge Street, London, EC4V 6BW**

(b) Insert date on the 9 January 2017 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ Dror Passher

Signed V. J. J. Barber
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:
Unpaid share capital

Estimated total assets available for preferential creditors

Signature *Dr H Y 17* Date

Book Value £	Estimated to Realise £
1	1
1	1

15 FEBRUARY 2018

A1 - Summary of Liabilities

Estimated total assets available for preferential creditors
(Carried from page A)

Liabilities
Preferential creditors:-

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debts secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors
Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

	Estimated to Realise £
	1
	1
	-
	1
	-
	1
	-
	1
	(1)
	-

Signature *Dr H Y 17* Date 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature [Signature] Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC\$V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc York 1 Limited	Company number 09115939
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 182 of 2018

(a) Insert name and address and registered office of the company

Statement as to the affairs of
Zinc York 1 Limited
C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
on the 9 January 2017
the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUIZ *DR R BASHIR*
Signed *V. T. Tchenguiz*
Dated 15 FEBRUARY 2018

A - Summary of Assets

ASSETS

Assets subject to fixed charge:

Less: Due to secured creditor

Surplus / (Shortfall) to secured creditor

Assets subject to floating charge:

Unpaid share capital

Book Value £	Estimated to Realise £
1	1
1	1

Estimated total assets available for preferential creditors

Signature *Dr R Bashir* Date

15 FEBRUARY 2018

Estimated total assets available for preferential creditors
(Carried from page A)

Estimated deficiency/surplus as regards preferential creditors

Estimated prescribed part of net property where applicable (to carry forward)

Estimated total assets available for floating charge holders

Debits secured by floating charges

Estimated deficiency/surplus of assets after floating charges

Estimated prescribed part of net property where applicable (brought down)

Total assets available to unsecured creditors

Unsecured non-preferential claims (excluding any shortfall to floating charge holders)

Estimated deficiency/surplus as regards non-preferential creditors
(excluding any shortfall to floating charge holders)

Shortfall to preferential creditors
Shortfall to floating charge holder (brought down)

Estimated deficiency/surplus as regards creditors

Issued and called up share capital

Estimated total deficiency/surplus as regards members

Signature

John R. Kelly

Date _____

15 FEBRUARY 2018

[illegible]

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

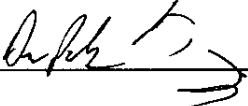
Signature

Signature Dr. [Signature]

Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC4V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature  Date 15 FEBRUARY 2018

Statement of affairs

Name of Company Zinc York 2 Limited	Company number 09115816
In the High Court of Justice, Business and Property Courts of England and Wales, Insolvency and Companies List	Court case number 208 of 2018

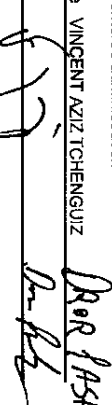
(a) Insert name and address and registered office of the company

Statement as to the affairs of
 Zinc York 2 Limited
 C/O Rees Pollock, 35 New Bridge Street, London, EC4V 6BW

(b) Insert date
 on the 9 January 2017
 the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above company as at 9 January 2018 the date that the company entered administration

Full name VINCENT AZIZ TCHENGUJIZ DROR FISHER.
 Signed 
 Dated 15 FEBRUARY 2018

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession.

[illegible]

Signature *Amir Khatami* Date 15 FEBRUARY 2018

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. Of shares held	Nominal Value	Details of shares held
Zinc Hotels Limited	c/o Rees Pollock, 35 New Bridge Street, London EC3V 6BW	1	1	1 Ordinary share of £1
TOTALS		1	1	

Signature Date 15 FEBRUARY 2018

Appendix D. Administrators' Receipts and Payments Account for the period 9 January 2018 to 23 February 2018

ZHL

Floating charge assets	£
Receipts	984,289
Cash at bank	984,289
Payments	
Category 1 disbursements:	
Statutory advertising	677
Balance of floating charge assets	(677)
Represented by	
Interest bearing account	983,477
VAT receivable	135
	983,612

Note: The above may be subject to small rounding differences.

ZHHL, ZHFL and the Leasehold Companies

Receipts	£
	-
Payments	-
	-
Total balance	-

Note: There has been no receipts or payments in any of the 24 companies. Only one Receipts and Payments Account has been provided which reflects the position for each of these entities.

Appendix E. Administrators' fees and pre-administration costs

Administrators' fees

The basis of the Administrators' fees may be fixed on one or more of the following bases, and different bases may be fixed for different duties performed by the Administrators:

- a percentage of the value of the assets with which they have to deal;
- by reference to time properly spent by them and their staff dealing with matters arising in the Administrations; or
- as a set amount.

On these assignments it is proposed that the basis of the Administrators' fees shall be fixed as follows:

- **ZHHL, ZHL & ZHFL** – as a combination of the following bases:
 - by reference to the time properly spent by the Administrators and their staff on matters arising in the Administrations in respect of all matters, save for time spent in relation to the realisations associated with the sale of the Hotels; and
 - as a percentage of the gross value realised from the sales of the Hotels, being 0.25%.
- **The Leasehold Companies:** set amount (fixed fee) of £10,000 plus VAT for each of the 22 entities.

The Administrators have proposed the above fees based on the complexities associated with the group structure and nature of assets involved. Furthermore, costs associated with statutory administration matters are based on previous experience in similarly complex situations.

As stated in section 8, the Administrators believe that there is no prospect of a dividend becoming available for creditors other than by way of a Prescribed Part, in ZHL only. Consequently, unless meetings of the Companies are requisitioned, the basis of the Administrators' remuneration shall be subject to the approval of the Secured Parties, and the preferential creditors if a dividend is available for them (noting that at present the Administrators are not aware of any preferential creditors in any of the Companies). Should a creditors' committee be established, it shall be part of the committee's duties to determine the basis or bases of the Administrators' fees and authorise their disbursements.

Subject to the approval of the Secured Parties, it is proposed that the Administrators will draw fees when funds are available.

Pre-administration costs

AlixPartners (UK) LLP was engaged by the Secured Parties on a time costs basis, under an engagement letter dated 26 June 2017, with further addendums agreed on 3 October 2017 and 7 November 2017.

Pre-administration fees charged and expenses incurred by AlixPartners are as follows:

Charged by	Brief description of services provided	Total amount charged £	Amount paid £	Payment made by	Amount unpaid £
AlixPartners UK LLP	Strategic contingency planning in advance of the administration appointments.	£309,428 plus £546 disbursements	£309,428 plus £546 disbursements	Secured Parties	-
Ashurst LLP	Strategic contingency planning in advance of the administration appointments and week 1 administration task planning.	£13,686	£13,686	Secured Parties	-
Burges Salmon LLP	Independent review of security and validity of appointment, consideration of appointment route and general advice with view to entering administration.	£110,686 plus £312 disbursements	£110,686 plus £312 disbursements	Secured Parties	-

Pre-administration costs are not included in the fee estimate set out in Appendix E.

Administrators' fee estimates**ZHHL, ZHL and ZHFL**

Details of the work that the Administrators envisage being required to achieve their selected objectives, and to comply with the statutory and regulatory duties that are imposed upon them as a consequence of their appointment are set out in section 5.

The anticipated amount of work and the costs associated with the Administration matters, except for time spent in relation to the realisations associated with the sale of the Hotels, are set out below.

ZHL				
Activity category	Hours anticipated	Blended rate per hour £	Anticipated cost £	
Trading	60.7	509	30,904	
Realisation of assets (excluding Hotels)	74.4	403	29,963	
Administration (including statutory reporting)	152.8	542	82,776	
Investigations	25	372	9,310	
Creditors (claims and distribution)	59	372	21,970	
Other matters	14	372	5,077	
Total	386	467	180,000	

ZHHL				
Activity category	Hours anticipated	Blended rate per hour £	Anticipated cost £	
Trading	5.3	520	2,756	
Realisation of assets (excluding Hotels)	11.1	479	5,321	
Administration (including statutory reporting)	57.5	479	27,565	
Investigations	15	372	5,586	
Creditors (claims and distribution)	22.1	372	8,230	
Other matters	1.5	372	542	
Total	112.5	445	50,000	

ZHFL				
Activity category	Hours anticipated	Blended rate per hour £	Anticipated cost £	
Trading	5.8	520	3,016	
Realisation of assets (excluding Hotels)	11.3	481	5,431	
Administration (including statutory reporting)	58.1	481	27,926	
Investigations	15	372	5,586	
Creditors (claims and distribution)	17.4	372	6,480	
Other matters	4.2	372	1,561	
Total	111.8	447	50,000	

The above estimates are based on information which has been made available to the Administrators to date. Should any matters arise, such as investigatory matters and/or additional realisable assets, further time will be incurred dealing with such matters. Similarly if the Administrators encounter any protracted realisations, such as those associated with the potential Capex and other claims, further time will be incurred in finalising matters. If applicable, the Administrators will advise creditors in further communications.

Administrators' disbursements

The below table details the anticipated category 1 disbursements which will be incurred by the Administrators for the Companies in total.

Category 1 disbursements:	Anticipated cost £
Specific penalty bond	1,335
Statutory advertising	700
Travel and subsistence	5,000
Storage	500
Stationery and postage	100
Total	7,835

The Administrators require prior approval from the Secured Parties to draw category 2 disbursements. The request to draw these disbursements will be issued to the relevant creditors with this report. Category 2 disbursements are set out in Appendix G.

Expenses of the Administrations

The below table details the anticipated expenses which will be incurred by third parties whilst dealing with the Administrations.

	Anticipated cost £
Legal costs	£2 million - £2.4 million
Agent's fees	0.65-0.75% of realisations*
Tax advice	£20,000 - £40,000
Insurance	£3,000-£5,000
Data room	£5,000 - £15,000
Total	2 million - 2.5 million

*Note: The agent's fee has not yet been agreed, but is likely to be based on a % of realisations.

Appendix F. Administrators' details of time spent to date

The below costs are the Administrators' time costs for all matters of the Administrations, save for time spent in relation to the realisations associated with the sale of the Hotels.

ZHL

Total time costs for the Period are £60,951. This represents 114 hours at an average rate of £467 per hour.

Activity category	Hours incurred	Blended rate per hour £	Time cost £
Trading	5.7	509	2,902
Realisation of assets	11.5	493	5,673
Administration (including statutory reporting)	87.8	542	47,563
Creditors (claims and distribution)	9	535	4,813
Total	114	534	60,951

ZHHL

Total time costs for the Period are £27,880. This represents 57 hours at an average rate of £488 per hour.

Activity category	Hours incurred	Blended rate per hour £	Time cost £
Trading	0.3	520	156
Realisation of assets	1.1	210	231
Administration (including statutory reporting)	48.6	486	23,619
Creditors (claims and distribution)	7	546	3,874
Total	57	488	27,880

ZHFL

Total time costs for the Period are £32,372. This represents 66 hours at an average rate of £490 per hour.

Activity category	Hours incurred	Blended rate per hour £	Time cost £
Trading	0.8	520	416
Realisation of assets	6.8	481	3,271
Administration (including statutory reporting)	48.1	481	23,119
Creditors (claims and distribution)	10.4	535	5,566
Total	66.1	490	32,372

Appendix G. Additional information in relation to the Administrators' fees

Policy

Detailed below is AlixPartners' policy in relation to:

- staff allocation and the use of sub-contractors;
- professional advisors; and
- disbursements.

Staff allocation and the use of sub-contractors

The Administrators' general approach to resourcing their assignments is to allocate staff with the skills and experience to meet the specific requirements of the case.

The case team will usually consist of a managing director, a senior vice president, a vice president and a consultant. The exact case team will depend on the anticipated size and complexity of the assignment and the experience requirements of the assignment. On larger, more complex cases, several staff at all grades may be allocated to meet the demands of the case. The Administrators' charge-out rate schedule overleaf provides details of all grades of staff.

With regard to support staff, the Administrators advise that time spent by their treasury department in relation to specific tasks on an assignment is charged. The Administrators only seek to charge and recover secretarial time if a large block of time is incurred, eg report compilation and distribution.

The Administrators have not utilised the services of any sub-contractors in this case.

Professional advisors

On these assignments the Administrators have used the professional advisors listed below. The Administrators have also indicated the basis of their fee arrangement with them, which is subject to review on a regular basis.

Name of professional advisor		Basis of fee arrangement
Ashurst LLP (legal advice)		Hourly rate and disbursements
Burges Salmon LLP (legal advice)		Hourly rate and disbursements
Willis Tower Watson Limited (Insurance)		Risk based premium

The Administrators' choice was based on their perception of the professional advisors' experience and ability to perform this type of work, the complexity and nature of the assignments and the basis of their fee arrangement with them.

Disbursements

Category 1 disbursements do not require approval by creditors. Category 1 disbursements may include external supplies of incidental services specifically identifiable to the case, such as postage, case advertising, invoiced travel, external printing, room hire and document storage. Also chargeable will be any properly reimbursed expenses incurred by the Administrators and their staff.

Approval for category 2 disbursements will be sought as specified in section 1 of this report and may include business mileage for staff travel, charged at the rate of 45 pence per mile.

Appendix H. Exit routes and discharge from liability

Dissolution

Based on present information, the Administrators think a dividend will be paid to the unsecured creditors of ZHL from the Unsecured Creditors' Fund.

The Administrators think that ZHHL, ZHFL and the Leasehold Companies will have no property which might permit a distribution to their unsecured creditors.

In this situation, the Administrators will file a notice together with their final progress report at court and with the Registrar of Companies for the dissolution of the Companies. The Administrators will send copies of these documents to Companies and their creditors. The Administrators will end following the registration of the notices by the Registrar of Companies.

Compulsory liquidation

A liquidator of a company has certain powers such as the ability to disclaim onerous contracts or assets that are not available to an administrator. If such powers become necessary, the Administrators may make an application to court to end the Administrators and request that the court places the Companies into compulsory liquidation. The Administrators will send notice of any such application to the Companies and their creditors.

Discharge from liability

The Administrators are seeking approval for their discharge from liability from the Secured Parties. It is proposed that the Administrators will be discharged from liability under paragraph 98 of schedule B1 to the Insolvency Act 1986 directly after their appointments as Administrators ceases to have effect.