

Registered number: 09523191

# **CROYDON PROPERTY INVESTMENTS LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2022**



**CROYDON PROPERTY INVESTMENTS LIMITED**

**COMPANY INFORMATION**

<b>Directors</b>	Amanda Beattie	alternate director
	Jonathan Andrew Hodes	
	Scott Cameron Parsons	
	Harry Alexander Badham	(resigned 21 April 2023)
	Gregoire Peureux	(resigned 21 April 2023)
<b>Company secretary</b>	Hammerson Company Secretarial Limited (resigned 21 April 2023) Gillian Houinato (appointed 21 April 2023)	
<b>Registered number</b>	09523191	
<b>Registered office</b>	4th Floor 1 Ariel Way London W12 7SL	

CROYDON PROPERTY INVESTMENTS LIMITED

CONTENTS

	Page
Directors' Report	1
Balance Sheet	2
Notes to the Financial Statements	3

**CROYDON PROPERTY INVESTMENTS LIMITED**

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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

**Directors**

The Directors who served during the year were:

Amanda Beattie  
Jonathan Andrew Hodes  
Scott Cameron Parsons  
Harry Alexander Badham (resigned 21 April 2023)  
Gregoire Peureux (resigned 21 April 2023)

**Small companies note**

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the Board on 22 September 2023

and signed on its behalf.

DocuSigned by:  
  
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Jonathan Andrew Hodes  
Director

**CROYDON PROPERTY INVESTMENTS LIMITED****REGISTERED NUMBER: 09523191****BALANCE SHEET  
AS AT 31 DECEMBER 2022**

	Note	2022 £	2021 £
<b>Current assets</b>			
Debtors: amounts falling due within one year	3	1	1
<b>Total assets less current liabilities</b>		<u>1</u>	<u>1</u>
<b>Net assets</b>		<u>1</u>	<u>1</u>
<b>Capital and reserves</b>			
Called up share capital	4	1	1
		<u>1</u>	<u>1</u>

The Company did not trade during the current or preceding year and has made neither profit nor loss and there have been no movements within equity. The Company has therefore not presented a Statement of Comprehensive Income or a Statement of Changes in Equity.


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

Members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The financial statements were approved and authorised for issue by the Board and were signed on its behalf on 22 September 2023.

DocuSigned by:  
  
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**Jonathan Andrew Hodes**  
Director

The notes on page 3 form part of these financial statements.

## CROYDON PROPERTY INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**1. General information**

Croydon Property Investments Limited is a private company limited by shares, domiciled and incorporated in the United Kingdom under the Companies Act 2006. The nature of the Company's operations and its principal activities are that of a dormant company. The address of the registered office is 4th Floor, 1 Ariel Way, London, W12 7SL.

**2. Accounting policies****2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

**3. Debtors**

	2022 £	2021 £
Amounts owed by group undertakings	1	1

**4. Share capital**

	2022 £	2021 £
<b>Allotted, called up and fully paid</b>		
1 (2021 - 1) Ordinary share of £1.00	1	1

**5. Controlling party**

At 31 December 2022, the Company's ultimate parent companies were Hammerson plc (50%), which is registered in England and Wales, and Unibail-Rodamco-Westfield SE (50%) registered in France. At 31 December 2022, the Company's immediate parent company was Croydon (GP1) Limited, which is registered in England and Wales.

The consolidated financial statements of the ultimate parent companies are available from:

Hammerson plc	Unibail-Rodamco-Westfield SE
The Company Secretarial Department	7 Place du Chancelier Adenauer
Marble Arch House	75016
66 Seymour Street	Paris
London W1H 5BX	France

**6. Events after the end of the reporting period**

On 21 April 2023, Westfield Europe Limited acquired 62,500 ordinary shares in Croydon (GP1) Limited, the immediate parent of the Company, from Hammerson UK Properties Limited. Following this transaction the Company's ultimate parent company is Unibail-Rodamco-Westfield SE (100%).