

Section 94

Form 4.71

Return of Final Meeting in a  
Members' Voluntary Winding Up

Pursuant to Section 94 of the  
Insolvency Act 1986

To the Registrar of Companies

**S.94**

Company Number

09533493

Name of Company

Tritax REIT Acquisition 23 Limited

~~++~~We

Jeremy Willmont, 150 Aldersgate Street, London, EC1A 4AB

James Eldridge, 150 Aldersgate Street, London, EC1A 4AB

**Note** The copy account must be  
authenticated by the written  
signature(s) of the Liquidator(s)

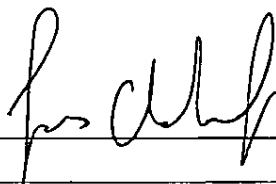
give notice that a general meeting of the company was duly held on 31 January 2017 pursuant to section 94 of the Insolvency Act 1986, for the purpose of having an account (of which a copy is attached) laid before it showing how the winding up of the company has been conducted, and the property of the company has been disposed of and that the same was done accordingly. No quorum was present at the meeting.

The meeting was held at 150 Aldersgate Street, London, EC1A 4AB

The winding up covers the period from 25 April 2016 (opening of winding up) to the final meeting (close of winding up)

The outcome of the meeting (including any resolutions passed at the meeting) was as follows. The meeting was inquorate.

Signed



Date

31/1/17

Moore Stephens LLP  
150 Aldersgate Street  
London  
EC1A 4AB

Ref L74558L/SJF

THURSDAY



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02/02/2017

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COMPANIES HOUSE

**Tritax REIT Acquisition 23 Limited**  
**(In Liquidation)**  
**Joint Liquidators' Abstract of Receipts & Payments**  
**From 25 April 2016 To 31 January 2017**

<b>S of A £</b>		<b>£</b>	<b>£</b>
	<b>ASSET REALISATIONS</b>		
231,424 00	Trade debtors	231,424 00	231,424 00
	<b>CONTRIBUTORIES</b>		
	Ordinary shareholders	231,424 00	(231,424 00)
<b>231,424 00</b>			<b>NIL</b>
	<b>REPRESENTED BY</b>		
			<b>NIL</b>

Note

\_\_\_\_\_  
Jeremy Willmont  
Joint Liquidator

**TRITAX REIT ACQUISITION 4 LIMITED  
TRITAX REIT ACQUISITION 5 LIMITED  
TRITAX REIT ACQUISITION 10 LIMITED  
TRITAX REIT ACQUISITION 11 LIMITED  
TRITAX REIT ACQUISITION 12 LIMITED  
TRITAX REIT ACQUISITION 13 LIMITED  
TRITAX REIT ACQUISITION 14 LIMITED  
TRITAX REIT ACQUISITION 17 LIMITED  
TRITAX REIT ACQUISITION 18 LIMITED  
TRITAX REIT ACQUISITION 21 LIMITED  
TRITAX REIT ACQUISITION 22 LIMITED  
TRITAX REIT ACQUISITION 23 LIMITED**

**(ALL IN MEMBERS' VOLUNTARY LIQUIDATION) (TOGETHER "THE COMPANIES")**

**Final report to the member in accordance with Rule 4.126A of the Insolvency Rules 1986**

**31 January 2017**

**This report contains 8 pages**

**Moore Stephens LLP  
150 Aldersgate Street  
London  
EC1A 4AB**

**Tel 020 7334 9191  
Fax 020 7651 1854**

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- 2 Conduct of the liquidations
- 3 Joint liquidators' remuneration
- 4 Joint liquidators' expenses
- 5 Members' rights
- 6 Liabilities

## **Appendices**

- Appendix I Statutory information
- Appendix II Receipts and payments accounts
- Appendix III Schedule of expenses incurred

This report is intended for use by those parties entitled to a copy thereof under Rule 4.126A of the Insolvency Rules 1986. It may contain information that is privileged, confidential or exempt from disclosure and any dissemination, distribution or copying of it and its attachments is strictly prohibited.

Jeremy Willmont and James Eldridge are authorised in the UK to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales. All of our work is conducted in accordance with the Insolvency Code of Ethics.

## 1 Statutory information

1.1 Please see attached the statutory information for the Companies at Appendix I

## 2 Conduct of the liquidation

2.1 The receipts and payments accounts attached at Appendix II detail the asset realisations to date for each of the Companies

2.2 The sole asset of each of the Companies at the date of liquidation was an intercompany balance due from TBBR Holdings 1 Limited. The balance was distributed in specie to the Companies' shareholder, TBBR Holdings 2 Limited, on 25 April 2016 and I set out below the amounts distributed and the distribution per Ordinary shares held in each company

Company	Total amount £	Distribution per ordinary share
Tntax REIT Acquisition 4 Limited	65,703,386	£1 2651080145353226
Tntax REIT Acquisition 5 Limited	52,608,227	£1 1150535371968304
Tntax REIT Acquisition 10 Limited	28,652,971	£1 219275309818072
Tntax REIT Acquisition 11 Limited	35,956,898	£1 2990208345729468
Tntax REIT Acquisition 12 Limited	14,331,545	£1 0537899960448531
Tntax REIT Acquisition 13 Limited	16,960,222	£1 1013130453692828
Tntax REIT Acquisition 14 Limited	19,903,077	£1 0834554118968203
Tntax REIT Acquisition 17 Limited	2,939,654	£2,939,654
Tntax REIT Acquisition 18 Limited	99,999	£0 98454252773976314
Tntax REIT Acquisition 21 Limited	19,720,790	£0 9959994446464927
Tntax REIT Acquisition 22 Limited	28,092,393	£1 0141657756618854
Tntax REIT Acquisition 23 Limited	231,424	£231,424

2.3 No payments have been made into the Insolvency Services Account

## 3 Joint liquidators' remuneration

3.1 At the general meeting of members held on 25 April 2016 the remuneration of the joint liquidators was fixed as below

- That the remuneration of the liquidator be fixed by reference to the time properly given by the joint liquidators and their staff in attending to matters arising in the winding up (pre and post) in accordance with Rule 4.148A(2)(b) of the Insolvency Rules 1986, without further resolution from the members

3.2 To date, time costs of £31,677.50 have been incurred over 93.2 hours at an average rate of £339.89 per hour. These time costs have arisen primarily as a result of obtaining clearances from HM Revenue & Customs ("HMRC") in respect of the Companies' tax affairs and distributing the Companies' assets in specie. In addition we have dealt with the statutory functions required under the Insolvency Act and Rules and also enquiries from creditors.

3.3 Remuneration of £21,000 has been drawn in respect of these time costs. The value of the unbilled time, outstanding costs and also the time that will be incurred in concluding the liquidations will be written off.

## 4 Joint liquidators' expenses

4.1 A schedule of all expenses incurred in the liquidation has been detailed in Appendix III

## 5 Members' rights

5.1 Within 21 days of receipt of this report, members with at least 5% in value of the total voting rights of all members having the right to vote at general meetings of the Company or any member with the permission of the court may request in writing that the joint liquidators provide further information about their remuneration or expenses which have been itemised in the progress report.

5.2 Within 14 days of receipt of the request, we must provide all of the information asked for, except so far as we consider that

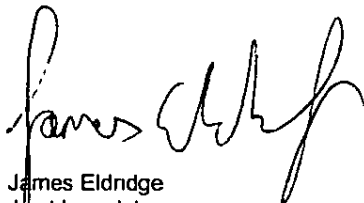
- the time or cost of preparation of the information would be excessive, or
- disclosure of the information would be prejudicial to the conduct of the liquidation or might reasonably be expected to lead to violence against any person, or
- we are subject to an obligation of confidentiality in respect of the information.

We are also required to give reasons for not providing all of the requested information.

- 5.3 Members with at least 10% in value of the total voting rights of all members having the right to vote at general meetings of the Company) may, within 8 weeks of receipt of this progress report make an application to court on the grounds that the basis fixed for the joint liquidators' remuneration, the remuneration charged, or the expenses incurred by the joint liquidators as set out in the progress report are excessive

**6 Liabilities**

- 6.1 A notice to creditors to claim in respect of the Companies was advertised in the London Gazette and The Times both on 3 May 2016. One claim was received in response to this advertisement which was formally rejected by the joint liquidators on the following discussions with the Companies' directors
- 6.2 Following the submission of the Companies' final pre-liquidation Corporation Tax returns, confirmation was obtained from HMRC that no tax liabilities were outstanding on the Companies, HMRC did not intend to open any enquiries into the Companies' Corporation Tax returns and HMRC had no objection to the closure of the liquidations. These confirmations were subsequently received in respect of each of the Companies



James Eldridge  
Joint Liquidator

# Appendix I

Company name	Company number	Registered office	Date of appointment	Joint liquidators	Joint liquidators' address
Tritax REIT Acquisition 4 Limited	08214556	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 5 Limited	08214551	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 10 Limited	09226417	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 11 Limited	09274824	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 12 Limited	09290618	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 13 Limited	09290620	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 14 Limited	09290623	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 17 Limited	09420104	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB

Tritax REIT Acquisition 18 Limited	09458981	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 21 Limited	09506171	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 22 Limited	09533485	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB
Tritax REIT Acquisition 23 Limited	09533493	150 Aldersgate Street London EC1A 4AB	25 April 2016	Jeremy Willmont and James Eldridge	150 Aldersgate Street London EC1A 4AB

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 4 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	65,703,386 00	65,703,386 00	65,703,386 00
		<u>65,703,386 00</u>	<u>65,703,386 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		65,703,386 00	65,703,386 00
		<u>65,703,386 00</u>	<u>65,703,386 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 5 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	52,608,227 00	52,608,227 00	52,608,227 00
		<u>52,608,227 00</u>	<u>52,608,227 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		52,608,227 00	52,608,227 00
		<u>52,608,227 00</u>	<u>52,608,227 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 10 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	28,652,971 00	28,652,971 00	28,652,971 00
		<u>28,652,971 00</u>	<u>28,652,971 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		28,652,971 00	28,652,971 00
		<u>28,652,971 00</u>	<u>28,652,971 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 11 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	35,956,898 00	35,956,898 00	35,956,898 00
		<u>35,956,898 00</u>	<u>35,956,898 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		35,956,898 00	35,956,898 00
		<u>35,956,898 00</u>	<u>35,956,898 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 12 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	14,331,545 00	14,331,545 00	14,331,545 00
		<u>14,331,545 00</u>	<u>14,331,545 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		14,331,545 00	14,331,545 00
		<u>14,331,545 00</u>	<u>14,331,545 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 13 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	16,960,222 00	16,960,222 00	16,960,222 00
		<u>16,960,222 00</u>	<u>16,960,222 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		16,960,222 00	16,960,222 00
		<u>16,960,222 00</u>	<u>16,960,222 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 14 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	19,903,077 00	19,903,077 00	19,903,077 00
		<u>19,903,077 00</u>	<u>19,903,077 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		19,903,077 00	19,903,077 00
		<u>19,903,077 00</u>	<u>19,903,077 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 17 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	2,939,654 00	2,939,654 00	2,939,654 00
		<u>2,939,654 00</u>	<u>2,939,654 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		2,939,654 00	2,939,654 00
		<u>2,939,654 00</u>	<u>2,939,654 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 18 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	99,999 00	99,999 00	99,999 00
		<u>99,999 00</u>	<u>99,999 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		99,999 00	99,999 00
		<u>99,999 00</u>	<u>99,999 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 21 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	19,720,790 00	19,720,790 00	19,720,790 00
		<u>19,720,790 00</u>	<u>19,720,790 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		19,720,790 00	19,720,790 00
		<u>19,720,790 00</u>	<u>19,720,790 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0.00</u>
<b>MADE UP AS FOLLOWS</b>			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 22 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	28,092,393 00	28,092,393 00	28,092,393 00
		<u>28,092,393 00</u>	<u>28,092,393 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		28,092,393 00	28,092,393 00
		<u>28,092,393 00</u>	<u>28,092,393 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			
			<u>0 00</u>

## Joint Liquidators' receipts and payments account

## Tritax REIT Acquisition 23 Limited (In Liquidation)

	Declaration of Solvency £	From 25/04/2016 To 31/01/2017 £	From 25/04/2016 To 31/01/2017 £
<b>RECEIPTS</b>			
Trade debtors	231,424 00	231,424 00	231,424 00
		<u>231,424 00</u>	<u>231,424 00</u>
<b>PAYMENTS</b>			
Ordinary shareholders		231,424 00	231,424 00
		<u>231,424 00</u>	<u>231,424 00</u>
Net Receipts/(Payments)		<u>0 00</u>	<u>0 00</u>
<b>MADE UP AS FOLLOWS</b>			
			<u>0 00</u>