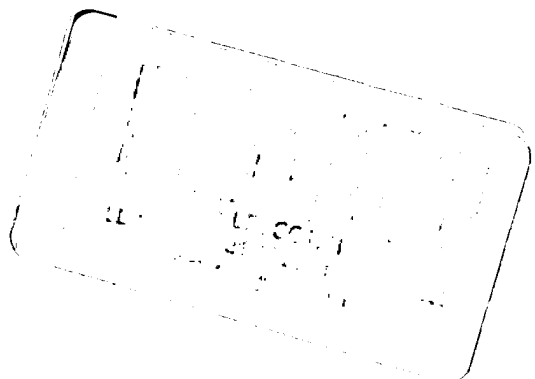
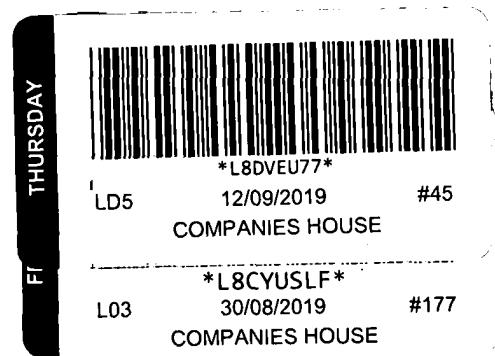


Company Registration No. 9815494 (England and Wales)

METRUS PROPERTY ADVISORS LIMITED
DIRECTOR'S REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018



METRUS PROPERTY ADVISORS LIMITED

DIRECTOR'S REPORT

FOR THE YEAR ENDED 31 OCTOBER 2018

The director presents their report and financial statements for the year ended 31 October 2018.

Activities

The company did not trade during the year, therefore no profit and loss account has been prepared.

Director

The directors who served during the year were:

A Sayer
A Jaye
C Becker
J Heaslop
A Ladopoulos
P Land
R Lester
D Rowe
M Shipman
S Stone
M Veness

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board

A Sayer

Director

Dated: 12/8/19



METRUS PROPERTY ADVISORS LIMITED**BALANCE SHEET****AS AT 31 OCTOBER 2018**

	2018 £	2017 £
Current assets		
Debtors due within one year:	-	-
 Other debtors	<u>100</u>	<u>100</u>
	<u>100</u>	<u>100</u>
 Capital and reserves		
Called up share capital		
Allotted, called up and fully paid:		
100 Ordinary shares of £1 each	100	100
 Profit and loss account	<u>-</u>	<u>-</u>
 Shareholders' funds	<u>100</u>	<u>100</u>

The company is entitled to the exemption from the audit requirement contained in section 480 of the Companies Act 2006 for the year ended . No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements.

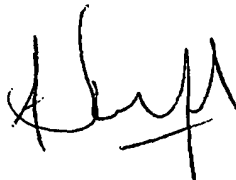
The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the Board and authorised for issue on 12/8/19

Director

A SAYER



METRUS PROPERTY ADVISORS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 OCTOBER 2018

1 Accounting policies

Company information

Metrus Property Advisors Limited is a limited company domiciled and incorporated in England and Wales. The registered office is Acre House, 11-15 William Road, London, United Kingdom, NW1 3ER.

Accounting convention

The financial statements have been prepared under the historical cost convention.

The financial statements have been prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The company has taken advantage of paragraph 35.10(m) of FRS 102 to retain its accounting policies for reported assets, liabilities and equity at the date of transition to this FRS until there is any change to those balances or the company undertakes any new transactions.

2 Controlling party

The ultimate parent company is Metrus Holdings (UK) Limited, a company incorporated in England.