

Chelsea Barracks (4) Nominee 2 Limited

Unaudited Annual Directors' Report and  
Financial Statements

Registered number 10742289

For the period ended 31 December 2017



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## Directors' Report

The directors present their report and the financial statements for the year ended 31 December 2017.

### Principal Activity

The principal activity of the company is to act as a trustee.

### Directors

The directors who served during the year were:

F M Al Ansari  
A Hodgetts (resigned 08 June 2018)  
Sheikh J H Al-Thani (resigned 18 December 2017)

Post year end the following directors were appointed:

J Lamothe (appointed 01 June 2018)  
A Al Ajail (appointed 01 June 2018)  
A Walsh (appointed 08 June 2018)

The company provides an indemnity to all directors (to the extent permitted by law) in respect of liabilities incurred as a result of their office. The company also has in place liability insurance covering the directors and officers of the company. Both the indemnity and insurance were in force during the year ended 31 December 2017 and at the time of the approval of this Directors' Report. Neither the indemnity nor the insurance provide cover in the event that the director is proven to have acted dishonestly or fraudulently.

For and on behalf of the Board



J Lamothe  
17 October 2018

## Statement of Financial Position

As at 31 December 2017

	Note	2017
		£
<b>Current assets</b>		
Trade and other receivables	3	1
<b>Total assets less current liabilities</b>		1
<b>Net assets</b>		1
<b>Equity</b>		
Called up share capital	5	1
<b>Total equity</b>		1

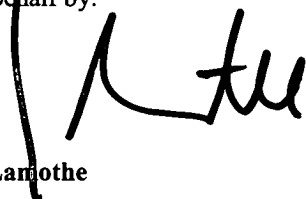
For the year ended 31 December 2017 the company was entitled to an exemption from audit under section 480 of the Companies Act 2006.

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.

These financial statements were approved by the board of directors on 17 October 2018 and were signed on its behalf by:



Jean Lamothe

Company registration number 10742289

The notes on pages 3 to 4 form part of the Financial Statements.

## Notes (forming part of the financial statements)

### 1 General Information

Chelsea Barracks (4) Nominee 2 Limited is an English Limited Company registered at 16 Grosvenor Street, London, United Kingdom W1K 4QF.

The nature of the company's operations and its principal activities are set out in the Directors Report.

### 2 Accounting Policies

#### *Basis of preparation of financial statements*

The financial statements have been prepared in accordance with the International Financial Reporting Standards and International Financial Reporting Interpretations Committee interpretations as adopted by the EU.

At the date of authorisation of these financial statements, the following standards and interpretations which have not been applied in these financial statements, were in issue but not yet effective:

IFRS 9 Financial Instruments

IFRS 15 Revenue from contracts with customers

IFRS 16 Leases

Improvements to the IFRS 2012-2014 Cycle (various standards)

The directors anticipate that the adoption of these standards in future periods will not have a material impact on the financial statements of the company.

The preparation of financial statements in compliance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies.

The principal accounting policies are summarized below:

#### *Going concern*

At the end of the year, the company is in a net asset position.

Having made the requisite enquiries and assessed the resources at the disposal of the company, the directors have a reasonable expectation that the company will have adequate resources to continue its operation for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the financial statements.

### Financial Instruments

#### *Trade and other receivables*

Debtors are recognised initially at fair value. A provision for impairment is established where there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the debtor concerned.

### 3 Trade and other receivables

	2017
	£
Amounts owed by group undertakings	1
	1
Amounts owed by Chelsea Barracks (4) GP LLP are interest free and repayable upon demand.	

## Notes (continued)

### 4 Financial Instruments

	2017 £
<b>Financial Assets</b>	
Financial assets that are debt instruments measured at amortised cost	1
	<u>1</u>

Financial assets measured at amortised cost comprise group receivables.

### 5 Share Capital

	2017 £
<b>Allotted, called up and fully paid</b>	
1 Ordinary share of £1	1
	<u>1</u>

### 6 Controlling Party

The company's immediate parent undertaking is Chelsea Barracks (4) GP LLP.

As at 31 December 2017, the smallest and largest group of which the company is a member and for which group financial statements are drawn up is the consolidated financial statements of the Company's ultimate parent, Qatari Diar Real Estate Investment Company. Copies of the financial are not made available to the public.