

Registered in England and Wales No: 10985117

AVIVA INVESTORS SECURE INCOME REIT LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 December 2022

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COMPANIES HOUSE

Aviva Investors Secure Income REIT Limited

DIRECTORS, OFFICERS, AND OTHER INFORMATION

Directors:

Renos Peter Booth

Sushil Gadar

Secretary:

Aviva Company Secretarial Services Limited

Registered Office:

St. Helen's, 1 Undershaft, London, United Kingdom,
EC3P 3DQ

Aviva Investors Secure Income REIT Limited

THE DIRECTORS' REPORT

AT 31 December 2022

The directors present their report together with the unaudited financial statements of the Company for the period from 1 January 2022 to 31 December 2022.

INCORPORATION AND NAME

The Company was incorporated on 27 September 2017 as a public limited company and its name was Aviva Investors Secure Income REIT Plc. On 20 December 2017, the Company was re-registered as a private company limited by shares and accordingly, the Company's name was changed to Aviva Investors Secure Income REIT Limited.

ACTIVITIES

Since incorporation the Company has been dormant within the meaning of s.1169 of the Companies Act 2006 (the "Companies Act") throughout the period ended 31 December 2022. It is anticipated that the Company will remain dormant for the foreseeable future.

DIRECTORS

The present directors and secretary who have served throughout the period, are listed below:

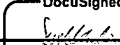
<u>Director</u>	<u>Appointed</u>	<u>Resigned</u>
Renos Peter Booth	6 January 2023	N/A
Sushil Gadar	6 January 2023	N/A
Thomas Edward Goodwin	8 December 2021	6 January 2023
David Anthony Diemer	20 December 2017	28 February 2022
<u>Secretary</u>	<u>Appointed</u>	<u>Resigned</u>
Aviva Company Secretarial Services Limited	05 January 2018	N/A

AUDITORS

In accordance with s.480 of the Companies Act, the Company is exempt from the obligation to appoint auditors in respect of the period ended 31 December 2022.

This report was approved by the Board and signed on its behalf

BY ORDER OF THE BOARD

DocuSigned by:

 35818B218C2E437...
Sushil Gadar
Director

Date: 14 November 2023 | 16:06:25 GMT

Aviva Investors Secure Income REIT Limited**STATEMENT OF FINANCIAL POSITION****AT 31 December 2022**

	31 Dec 2022	31 Dec 2021
	£	£
CURRENT ASSETS		
Cash	0.01	0.01
NET ASSETS	<u>£0.01</u>	<u>£0.01</u>
CAPITAL AND RESERVES		
CALLED UP SHARE CAPITAL		
1 Ordinary share of £ 0.01 each	0.01	0.01
SHAREHOLDERS' FUNDS – EQUITY	<u>£0.01</u>	<u>£0.01</u>

For the period ended 31 December 2022 the Company was entitled to exemption from audit under s.480 of the Companies Act relating to dormant companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its accounts for the period in question in accordance with s.476 of the Companies Act 2016; and
- The directors acknowledge their responsibility for complying with the requirements of the Companies Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies' subject to the small company's regime.

The immediate parent Company is Aviva Investors Real Estate Limited. The parent company is wholly owned by Aviva Investors Holdings Limited. Aviva Investors Holdings Limited is a wholly owned subsidiary of the Aviva Plc group of companies.

The Statement of Financial Position was approved by the directors on 14 November 2023 and signed on their behalf by:

DocuSigned by:

 35818B218C2E437...
 Sushil Gadai
 Director

Aviva Investors Secure Income REIT Limited

Notes to the Unaudited Financial Statements for the Period Ended 31 December 2022

1. Accounting policies

Basis of preparation

These accounts have been prepared under the historical cost convention.

Profit and loss

No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

2. Share Capital

Allotted, called up and fully paid shares

	31-Dec-22		31-Dec-21	
	No.	£	No.	£
Ordinary Share of £0.01 each	1	0.01	1	0.01

On incorporation the Company had a share capital of one Ordinary share of £0.01 each.

3. Parent and ultimate parent undertaking

The immediate parent Company is Aviva Investors Real Estate Limited. The parent company is wholly owned by Aviva Investors Holdings Limited.

Aviva Investors Holdings Limited is a wholly owned subsidiary of the Aviva plc group of companies and the group accounts of Aviva plc are publicly available from Companies House, Crown Way, Cardiff, CF14 3UZ or can be viewed and downloaded from the Aviva plc website at www.aviva.com.