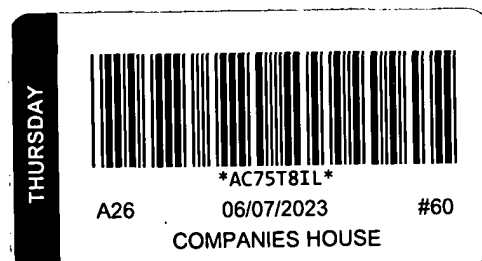


**TH HOLDCO NI LIMITED**  
**DIRECTORS' REPORT AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2022**



**TH HOLDCO NI LIMITED**

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**TH HOLDCO NI LIMITED**

**COMPANY INFORMATION**

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<b>Directors</b>	T B Goodall M B Lightbound D J G Partridge K Wong
<b>Company secretary</b>	D Scudder
<b>Registered number</b>	11640567
<b>Registered office</b>	4 Stable Street London NIC 4AB

**TH HOLDCO NI LIMITED**

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

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The directors present their report and the unaudited financial statements of TH Holdco NI Limited ('the company') for the year ended 31 December 2022. The company did not trade during the current year or prior year.

**Directors**

The directors who served during the year were:

T B Goodall  
M B Lightbound  
D J G Partridge  
K Wong

**Audit**

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

**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 and signed on its behalf.

*Thomas Goodall*

**T B Goodall**  
Director

Date: 30 June 2023

Company registration No. 11640567 (England &amp; Wales)

**TH HOLDCO NI LIMITED****BALANCE SHEET  
AS AT 31 DECEMBER 2022**

	Notes	2022	2021
		£	£
<b>Fixed assets</b>			
Investments	4	2	2
<b>Current assets</b>			
Debtors - called up share capital not paid	1	1	
<b>Creditors: amounts falling due within one year</b>	5	(2)	(2)
<b>Net current liabilities</b>		(1)	(1)
<b>Net assets</b>		<u>1</u>	<u>1</u>
<b>Capital and reserves</b>			
Called up share capital	6	<u>1</u>	<u>1</u>

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

The 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 and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

*Thomas Goodall*

**T B Goodall**  
Director

Date: 30 June 2023

The notes form part of these financial statements.

**TH HOLDCO NI LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022****1. Company information**

TH Holdco NI Limited is a private company limited by shares incorporated in England and Wales. The registered office is 4 Stable Street, London, N1C 4AB.

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

The financial statements have been prepared under the historical cost convention and in accordance with Section 1A - small entities of Financial Reporting Standard 102, 'The Financial Reporting Standard in the UK and the Republic of Ireland' and the Companies Act 2006.

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

The company is a dormant company as conferred by section 480 of the Companies Act 2006. Therefore the company did not trade during the year.

The following principal accounting policies have been applied:

**2.2 Exemption from preparing consolidated statements**

The company and the group headed by it qualify as small as set out in Section 383 of the Companies Act 2006 and therefore are exempt from the requirement to prepare consolidated financial statements. These financial statements present information about the company as a single entity.

**2.3 Fixed asset investments**

Investments in subsidiary undertakings are measured at cost less accumulated impairment.

**3. Activities and profit and loss account**

The company has not traded during the current year or prior year. During the current year and prior year, the company received no income, incurred no expenditure and therefore made neither profit nor loss.

**4. Fixed asset investments**

	<b>Investments in subsidiary undertakings £</b>
<b>Cost</b>	
At 1 January 2022 and 31 December 2022	<u>2</u>

**TH HOLDCO NI LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022****4. Fixed asset investments (continued)****Subsidiary undertakings**

The following were subsidiary undertakings of the company:

<b>Name</b>	<b>Country of incorporation</b>	<b>Registered address</b>	<b>Proportion of ownership interest and nature of business</b>
TH Propco NI Limited	United Kingdom	4 Stable Street, London, N1C 4AB	100% To build for sale real estate on North Island
TH DM North Island Limited	United Kingdom	4 Stable Street, London, N1C 4AB	100% To provide property management services on the North Island development
TH NI Manco Limited	United Kingdom	4 Stable Street, London, N1C 4AB	100%* To provide property management services

\*Not held directly by the company.

**5. Creditors: amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Other creditors	2	2
	<u>2</u>	<u>2</u>

**TH HOLDCO NI LIMITED****NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 DECEMBER 2022****6. Share capital**

	2022 £	2021 £
<b>Allotted and called up</b>		
1 ordinary share of £1.00	1	1

**7. Controlling party**

The company is a wholly owned subsidiary of AR TH Subco Limited. Related Argent Property Limited Partnership (formerly Argent Related Limited Partnership) (acting by its general partner, Related Argent (General Partner) LLP (formerly Argent Related (General Partner) LLP)) is the ultimate parent undertaking and the ultimate controlling party of TH Holdco NI Limited.

The largest group in which the results of the company are consolidated is that headed by Related Argent Property Limited Partnership, registered office 4 Stable Street, London, N1C 4AB. The consolidated financial statements of this group may be obtained from 4 Stable Street, London, N1C 4AB.

**8. Contingent liabilities**

The company's assets have been pledged as security under a facility agreement signed by fellow subsidiaries of Related Argent Property Limited Partnership.