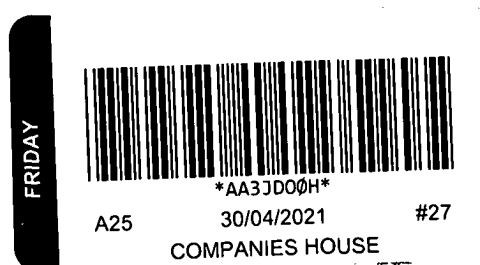


**AR TRIANGLE HOLDINGS  
LIMITED**

**DIRECTORS' REPORT AND  
UNAUDITED FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED  
31 DECEMBER 2020**



**AR TRIANGLE HOLDINGS LIMITED**

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**AR TRIANGLE HOLDINGS 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>	S B Bashir
<b>Registered number</b>	12136288
<b>Registered office</b>	4 Stable Street London N1C 4AB

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**AR TRIANGLE HOLDINGS LIMITED**

**DIRECTORS' REPORT**

**FOR THE PERIOD ENDED 31 DECEMBER 2020**

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The directors present their report and the unaudited financial statements of AR Triangle Holdings Limited ('the company') for the period ended 31 December 2020. The current period represents the long period of account from incorporation on 2 August 2019 to 31 December 2020. The company did not trade during the period.

**Directors**

The directors who served during the period were:

T B Goodall (appointed 15 May 2020)  
M B Lighbound (appointed 2 August 2019)  
D J G Partridge (appointed 2 August 2019)  
K Wong (appointed 2 August 2019)

**Audit**

For the financial period ended 31 December 2020, 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.

DocuSigned by:



DE425DDF46B2473...

**T B Goodall**

Director

Date: 29-Apr-2021 | 01:30 PDT

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## AR TRIANGLE HOLDINGS LIMITED

**BALANCE SHEET  
AS AT 31 DECEMBER 2020**

	Note	2020 £
<b>Fixed assets</b>		
Investments	3	1
<b>Current assets</b>		
Debtors - called up share capital not paid		1
Creditors: amounts falling due within one year	4	(1)
<b>Net current assets</b>		-
<b>Net assets</b>		1
<b>Capital and reserves</b>		
Called up share capital	5	1

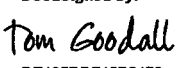
The members have not required the company to obtain an audit for the period in question in accordance with section 476 of the Companies Act 2006.

The company was entitled to exemption from audit under section 480 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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

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

DocuSigned by:  
  
 DE425DDF46B2473...  
**T B Goodall**  
 Director

Date: 29-Apr-2021 | 01:30 PDT

The notes on pages 4 to 5 form part of these financial statements.

**AR TRIANGLE HOLDINGS LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 DECEMBER****1. General information**

AR Triangle Holdings 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 period. Accordingly, no profit and loss account has been presented in these financial statements.

**2.2 Investments in subsidiaries**

Investments in subsidiaries are held at cost less impairment. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

**3. Fixed asset investments**

	<b>Investments in subsidiary undertakings</b>
	<b>£</b>
<b>Cost</b>	
At 2 August 2019	-
Additions	1
	<hr/>
At 31 December 2020	<u>1</u>

**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>
AR Triangle GP Holdings Limited	United Kingdom	4 Stable Street, London, N1C 4AB	100% Holding company
AR Triangle Property LP	United Kingdom	Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD	99.99% Development of real estate as an investment
AR Triangle Property GP Limited *	United Kingdom	Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD	100% General partner to AR Triangle Property LP

\* Not held directly by the company.

**AR TRIANGLE HOLDINGS LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 DECEMBER**

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

	2020 £
Unpaid investment	1
	<hr/>

**5. Share capital**

	2020 £
<b>Allotted and called up</b>	
1 ordinary share of £1.00	1
	<hr/>

During the period, 1 ordinary share having nominal value of £1 was allotted for aggregate consideration of £1.

**6. Controlling party**

The company is a wholly owned subsidiary of Argent Related Limited Partnership (acting by its general partner, Argent Related (General Partner) LLP), which is the ultimate parent undertaking and the ultimate controlling party of AR Triangle Holdings Limited.

The largest group in which the results of the company are consolidated is that headed by Argent Related 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.

**7. Subsequent events**

Post year end, AR Triangle Property LP secured development financing of £93.6m. Under the terms of the facility agreement, the company's assets were pledged as security for AR Triangle Property LP's liabilities.

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