

Company registration No. 12136831 (England & Wales)

**AR TRIANGLE GP HOLDINGS  
LIMITED**

**DIRECTORS' REPORT AND  
UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
31 DECEMBER 2021**



**AR TRIANGLE GP HOLDINGS LIMITED**

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**AR TRIANGLE GP HOLDINGS LIMITED**

**COMPANY INFORMATION**

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<b>Directors</b>	T B Goodall M B Lightbound D J G Partridge J R Smith K Wong
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<b>Company secretary</b>	S B Bashir
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<b>Registered number</b>	12136831
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<b>Registered office</b>	4 Stable Street London N1C 4AB
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## **AR TRIANGLE GP HOLDINGS LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

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The directors present their report and the unaudited financial statements of AR Triangle GP Holdings Limited ('the company') for the year ended 31 December 2021. The prior period represents the long period of account from incorporation on 2 August 2019 to 31 December 2020. The company did not trade during the current year or prior period.

#### **Principal activity**

The principal activity of the company is to act as holding company to AR Triangle Property GP Limited, the general partner of AR Triangle Property LP. The principal activity of AR Triangle Property LP is the development of real estate on land known as the Triangle Site at King's Cross.

#### **Directors**

The directors who served during the year were:

T B Goodall  
M B Lightbound  
D J G Partridge  
J R Smith (appointed 23 June 2021)  
K Wong

#### **Audit**

For the financial year ended 31 December 2021, 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.

*James Smith*

**J R Smith**  
Director

Date: 29 June 2022

Company registration No. 12136831 (England &amp; Wales)

**AR TRIANGLE GP HOLDINGS LIMITED****BALANCE SHEET  
AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Investments	4	1	1
<b>Current assets</b>			
Debtors - called up share capital not paid		1	1
<b>Creditors: amounts falling due within one year</b>	5	<u>(1)</u>	<u>(1)</u>
<b>Net current assets</b>		<u>-</u>	<u>-</u>
<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>

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 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:

*James Smith*

**J R Smith**  
Director

Date: 29 June 2022

The notes form part of these financial statements.

**AR TRIANGLE GP HOLDINGS LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021****1. General information**

AR Triangle GP 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 year.

**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. Activities and profit and loss account**

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

**4. Fixed asset investments**

**Investments  
in subsidiary  
undertakings**  
£

**Cost**

At 1 January and 31 December 2021

1

**Subsidiary undertakings**

The following were subsidiary undertakings of the company:

Name	Country of incorporation	Registered address	Proportion of ownership interest and nature of business
AR Triangle Property GP Limited	United Kingdom	Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD	100% General partner to AR Triangle Property LP

**AR TRIANGLE GP HOLDINGS LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)****5. Creditors: amounts falling due within one year**

	2021 £	2020 £
Unpaid investment	1	1

**6. Share capital****Allotted and called up**

	2021 £	2020 £
1 ordinary share of £1.00	1	1

**7. Controlling party**

For the period from incorporation to 29 November 2021, the ultimate parent undertaking and the ultimate controlling party of the company was Related Argent Property Limited Partnership (formerly Argent Related Limited Partnership). The largest group in which the results of the company were consolidated was also that headed by Related Argent Property Limited Partnership, whose consolidated financial statements may be obtained from 4 Stable Street, London, N1C 4AB.

Since 29 November 2021, the ultimate parent undertaking and the ultimate controlling party of the company is Triangle JV Limited, a joint venture between AR Triangle Topco Limited (which is owned by Related Argent Property Limited Partnership) and Competrol (Luxembourg) S.à.r.l (which is owned by The Olayan Group). Triangle JV Limited is the largest group in which the results of the company are consolidated. The first accounting reference date of Triangle JV Limited is for the long period of account ending 31 December 2022.

**8. Contingent liabilities**

The company's assets have been pledged as security under a facility agreement signed by a fellow subsidiary of Triangle JV Limited.