

Standard Property Investment (1987) Limited

Annual Report and Accounts for the year ended 31 December 2018

Registered office

The Mound
Edinburgh
EH1 1YZ

Registered number

SC102845

Directors

P James

Company Secretary

Lloyds Secretaries Limited

Member of Lloyds Banking Group

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Directors' report

For the year ended 31 December 2018

Principal activities and business review

Standard Property Investment (1987) Limited ("the Company") is a limited company incorporated and domiciled in Scotland (registered no: SC102845).

During the year ended 31 December 2018 the Company did not trade or incur any liabilities and consequently has made neither profit nor loss.

Directors

The current directors of the Company are shown on the front cover.

The following change has taken place during the year or since the year end:

R B Hare	(resigned 26 September 2018)
P James	(appointed 26 September 2018)

Company Secretary

The following change has taken place during the year or since the year end:

Directors' indemnities

Lloyds Banking Group plc ("the Group") has granted to the directors of the Company a deed of indemnity through deed poll which constituted 'qualifying third party indemnity provisions' for the purposes of the Companies Act 2006. The deed was in force during the whole of the financial year and at the date of approval of the financial statements or from the date of appointment in respect of directors who join the board of the Company during the financial year. Directors no longer in office but who served on the board of the Company at any time in the financial year have the benefit of this contract of indemnity during that period of service. The indemnity remains in force for the duration of the directors' periods of office. The deed indemnifies the directors to the maximum extent permitted by law. Deeds for existing directors are available for inspection at the registered office of Lloyds Banking Group plc. In addition, the Group has in place appropriate directors and officers liability insurance cover which was in place throughout the financial year.

On behalf of the board



P James
Director

7th May 2019

Balance sheet

As at 31 December 2018

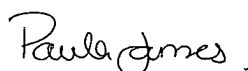
	Note	2018 £	2017 £
ASSETS			
Amounts due from other group undertakings	2	100	100
Total assets		100	100
EQUITY			
Share capital	3	100	100
Total equity		100	100

For the year ended 31 December 2018, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 (the "Act") relating to dormant companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirement of the Act with respect to accounting records and the preparation of accounts.

The accompanying notes to the financial statements are an integral part of these financial statements.



P James
Director

7th May 2019

Notes to the financial statements

For the year ended 31 December 2018

1. Accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. The financial statements have been prepared under the historical cost convention, in compliance with the requirements of the Companies Act 2006 and in accordance with applicable International Financial Reporting Standards (IFRS). There are no accounting policies where the use of assumptions and estimates are determined to be significant to the financial statements.

A Statement of comprehensive income, a Statement of changes in equity and a Cash flow statement are not presented in these financial statements as these would show £nil amounts for the current and preceding financial years.

2. Assets: Amounts due from other group undertakings

	2018 £	2017 £
Bank of Scotland plc	49	49
Standard Property Investment Limited	51	51
	100	100

Amounts due from other group undertakings are non-interest bearing and repayable on demand. The fair value of Amounts due from other group undertakings is equal to its carrying amount. No provisions are recognised in respect of Amounts due from other group undertakings.

3. Share capital

	2018 £	2017 £
Allotted, issued and fully paid:		
49 'A' ordinary share of £1	49	49
51 'B' Preference shares of £1 each	51	51
	100	100

The authorised share capital of the Company was £100 divided into 1 ordinary shares of £1 each.

The holder of "A" ordinary shares are entitled to one vote per share at meetings of the Company. The "A" and "B" share are rank pari passu in all other aspects.

4. Related party transactions

Bank of Scotland plc holds 49 'A' shares in the Company and Standard Property Investment Limited holds the remaining 51 'B' shares in the Company. The holders of 'A' shares are entitled to vote at meetings of the Company and the holders of the 'B' shares are not entitled to vote. Bank of Scotland plc is considered to control the Company as it holds 100% of the voting power and therefore is considered to be the Company's parent as at 31 December 2018.

The Company's immediate parent company is Bank of Scotland plc (incorporated in Scotland). The company regarded by the directors as the ultimate parent company is Lloyds Banking Group plc (incorporated in Scotland), which is also the parent undertaking of the largest group of undertakings for which group financial statements are drawn up and of which the Company is a member. Bank of Scotland plc is the parent undertaking of the smallest such group of undertakings. Copies of the Annual Report and Accounts of both companies may be obtained from Group Secretariat, Lloyds Banking Group plc, 25 Gresham Street, London, EC2V 7HN. The Lloyds Banking Group plc financial statements may be downloaded via www.lloydsbankinggroup.com.

The Company's related parties include other companies in the Lloyds Banking Group, pension schemes of the Company's ultimate parent company and the Company's key management personnel. Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, which is determined to be the Company's directors.

There were no transactions between the Company and key management personnel during the current or preceding year.

Key management personnel are employed by other companies in the Lloyds Banking Group and consider that their services to the Company are incidental to their other activities within the Group.