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**P&O DEVELOPMENTS LIMITED**

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**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 24 DECEMBER 2018**



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**P&O DEVELOPMENTS LIMITED**

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**COMPANY INFORMATION**

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<b>Directors</b>	J M R Muhammed K K Shah (appointed 9 April 2018)
<b>Registered number</b>	688388
<b>Registered office</b>	16 Palace Street London SW1E 5JQ

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**P&O DEVELOPMENTS LIMITED**

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**CONTENTS**

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	Page
<b>Directors' report</b>	<b>1 - 2</b>
<b>Profit and loss account</b>	<b>3</b>
<b>Balance sheet</b>	<b>4</b>
<b>Statement of changes in equity</b>	<b>5 - 6</b>
<b>Notes to the financial statements</b>	<b>7 - 11</b>

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## **P&O DEVELOPMENTS LIMITED**

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### **DIRECTORS' REPORT FOR THE YEAR ENDED 24 DECEMBER 2018**

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The Directors present their report and the unaudited financial statements of P&O Developments Limited (the 'Company'), for the year ended 24 December 2018.

#### **Business review**

The Company's principal activity is the provision of project management and other development services to other members of the Istithmar P&O Estates (UK) Limited Group.

The Company has not engaged in any commercial trading activity during the year.

#### **Principal risks and uncertainties**

The Directors do not foresee any significant risks and uncertainties.

#### **Directors**

The Directors of the Company who were in office during the year and up to the date of signing the financial statements were:

R O Keshiro (resigned 9 April 2018)

J M R Muhammed

K K Shah (appointed 9 April 2018)

#### **Qualifying third party indemnity provisions**

All Directors are entitled to contractual indemnification from the Company to the extent permitted by law against claims and legal expenses incurred in the course of their duties.

Such qualifying third party indemnity insurance is provided and remains in force as at the date of approving the Directors' report.

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**P&O DEVELOPMENTS LIMITED**

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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 24 DECEMBER 2018**

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**Directors' responsibilities statement**

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**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.



J.M.R. Muhammed  
Director

Date: 24 September 2019

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**P&O DEVELOPMENTS LIMITED**

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**PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 24 DECEMBER 2018**

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The Company has not traded during the year or the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit or loss.

**P&O DEVELOPMENTS LIMITED**  
**REGISTERED NUMBER: 688388**

**BALANCE SHEET**  
**AS AT 24 DECEMBER 2018**

	Note	2018 £	2017 £
Fixed assets	6	50	50
Current assets	7	5,064,014	5,064,014
Creditors: amounts falling due within one year	8	(1,240)	(1,240)
<b>Net current assets</b>		<b>5,062,774</b>	<b>5,062,774</b>
<b>Total assets less current liabilities</b>		<b>5,062,824</b>	<b>5,062,824</b>
<b>Net assets</b>		<b>5,062,824</b>	<b>5,062,824</b>
<b>Capital and reserves</b>		<b>5,062,824</b>	<b>5,062,824</b>

For the year ended 24 December 2018 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006.

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.

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



**J M R Muhammed**  
Director

Date: 24 September 2019

The notes on pages 7 to 11 form part of these financial statements.

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**P&O DEVELOPMENTS LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 24 DECEMBER 2018**

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	<b>Called up share capital</b>	<b>Other reserves</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 25 December 2017	<b>2,997,663</b>	<b>61,909</b>	<b>2,003,252</b>	<b>5,062,824</b>
<b>Other comprehensive income for the year</b>	-	-	-	-
<b>Total comprehensive income for the year</b>	-	-	-	-
<b>Total transactions with owners</b>	-	-	-	-
<b>At 24 December 2018</b>	<b>2,997,663</b>	<b>61,909</b>	<b>2,003,252</b>	<b>5,062,824</b>

The notes on pages 7 to 11 form part of these financial statements.

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**P&O DEVELOPMENTS LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 24 DECEMBER 2017**

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	<b>Called up share capital</b>	<b>Other reserves</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 25 December 2016	<b>2,997,663</b>	<b>61,909</b>	<b>2,003,252</b>	<b>5,062,824</b>
<b>Other comprehensive income for the year</b>	-	-	-	-
<b>Total comprehensive income for the year</b>	-	-	-	-
<b>Total transactions with owners</b>	-	-	-	-
<b>At 24 December 2017</b>	<b>2,997,663</b>	<b>61,909</b>	<b>2,003,252</b>	<b>5,062,824</b>

The notes on pages 7 to 11 form part of these financial statements.

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## **P&O DEVELOPMENTS LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 24 DECEMBER 2018**

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#### **1. General information**

P&O Developments Limited ('the Company') principal activity is the provision of project management and other development services to other members of the Istithmar P&O Estates (UK) Limited Group.

The Company has not engaged in any commercial trading activity during the year.

The Company is a wholly owned subsidiary of P&O Property Holdings Limited.

The Company is a private company limited by shares and is organised in the United Kingdom. The address of its registered office is 16 Palace Street, London SW1E 5JQ.

#### **2. Statement of compliance**

The individual financial statements of P&O Developments Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

#### **3. Summary of significant accounting policies**

The principal accounting policies in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated. The Company has adopted FRS 102 in these financial statements.

##### **3.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The Company has taken advantage of the following exemption:

- (i) from preparing a statement of cash flow, on the basis that it is a qualifying entity for the small company exemption.
- (ii) the non-disclosure of key management personnel compensation in total.
- (iii) a reconciliation of the number of shares outstanding at the beginning and end of the period.
- (iv) certain financial instrument disclosures providing equivalent disclosures are included in the consolidated financial statements of the group in which the entity is consolidated.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 4).

The following principal accounting policies have been applied:

##### **3.2 Debtors**

Short term debtors are measured at transaction price, less any impairment.

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**P&O DEVELOPMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 24 DECEMBER 2018**

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**3. Summary of significant accounting policies (continued)**

**3.3 Creditors**

Short term creditors are measured at the transaction price.

**3.4 Investments**

Investments held as fixed assets are shown at cost less provision for impairment. Impairment losses are recognised in the accounting period in which they arise.

**3.5 Called up share capital**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

**3.6 Related party**

The Company is exempt from disclosing other related party transactions as they are with other companies that are wholly owned within the Group.

**3.7 Consolidated financial statements**

The Company is a wholly owned subsidiary of P&O Property Holdings Limited, which, in turn, is a wholly owned subsidiary of Istithmar P&O Estates (UK) Limited. The smallest group of companies for which consolidated financial statements are prepared and in which the Company is consolidated is Istithmar Building FZE. The largest group of companies for which consolidated financial statements are prepared and in which the Company is consolidated is the ultimate parent company Dubai World. The consolidated financial statements of both groups are available on request. Therefore the Company is exempt by virtue of section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements.

These financial statements are the Company's separate financial statements.

**4. Critical accounting judgements and estimation of uncertainty**

There were no critical accounting judgements and estimation uncertainty during the year.

**5. Employees**

The Company has no employees (2017: none) other than the Directors, who did not receive any remuneration (2017 - £NIL).

The Directors are also Directors/employees of, and were paid by, other group undertakings. The Directors do not believe that it is practicable to apportion these emoluments between their services as Directors of the Company and their services as Directors/employees of other group undertakings.

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**P&O DEVELOPMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 24 DECEMBER 2018**

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**6. Investments**

	<b>Investments in subsidiary companies £</b>
<b>Cost or valuation</b>	
At 25 December 2017	<b>104</b>
At 24 December 2018	<b>104</b>
<b>Impairment</b>	
At 25 December 2017	<b>54</b>
At 24 December 2018	<b>54</b>
<b>Net book value</b>	
At 24 December 2018	<b>50</b>
At 24 December 2017	<b>50</b>

**Subsidiary undertaking**

The following was a subsidiary undertaking of the Company:

<b>Name</b>	<b>Registered office</b>	<b>Principal activity</b>	<b>Class of shares</b>	<b>Holding</b>
Millennium Park (Grimsby) Limited	UK	Development of building projects	Ordinary	100%

The aggregated of the share capital and reserves as at 24 December 2018 and of the profit or loss for the year ended on that date for the subsidiary undertakings are as follows;

<b>Name</b>	<b>Aggregate of share capital and reserves</b>	<b>Profit/(Loss)</b>
Millennium Park (Grimsby) Limited	<b>(17,960,974)</b>	<b>674,500</b>

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**P&O DEVELOPMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 24 DECEMBER 2018**

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**7. Debtors**

	<b>2018 £</b>	<b>2017 £</b>
Amounts owed by group undertakings	<b>5,064,014</b>	<b>5,064,014</b>
	<b>5,064,014</b>	<b>5,064,014</b>

There are no debtors falling due after more than one year.

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

**8. Creditors: Amounts falling due within one year**

	<b>2018 £</b>	<b>2017 £</b>
Other creditors	<b>1,240</b>	<b>1,240</b>
	<b>1,240</b>	<b>1,240</b>

There are no creditors falling due after more than one year.

**9. Called up share capital**

	<b>2018 £</b>	<b>2017 £</b>
<b>Authorised</b>		
3,000,000 (2017 - 3,000,000) Ordinary shares of £1.00 each	<b>3,000,000</b>	<b>3,000,000</b>
<b>Allotted, called up and fully paid</b>		
2,997,663 (2017 - 2,997,663) Ordinary shares of £1.00 each	<b>2,997,663</b>	<b>2,997,663</b>

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**P&O DEVELOPMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 24 DECEMBER 2018**

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**10. Controlling party**

The immediate parent undertaking at 24 December 2018 is P&O Property Holdings Limited, a company incorporated in the United Kingdom.

The smallest group of companies for which consolidated financial statements are prepared and in which the Company is consolidated is Istithmar Building FZE, a Company incorporated in Dubai. The consolidated financial statements of this group are available on request from P.O Box 1700, Dubai, United Arab Emirates.

The largest group of companies for which consolidated financial statements are prepared and in which the Company is consolidated is the ultimate parent company Dubai World. The consolidated financial statements of this group are available on request from P.O Box 1700, Dubai, United Arab Emirates.