Company Registration No. 00724677

THE MALL REIT LIMITED

Annual Report and Financial Statements

31 December 2022

THE MALL REIT LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

J Ryman
S Wetherly

COMPANY SECRETARY

S Wetherly

REGISTERED OFFICE

22 Chapter Street
London
SW1P 4NP

THE MALL REIT LIMITED

DIRECTORS' REPORT

PRINCIPAL ACTIVITY, TRADING REVIEW AND FUTURE DEVELOPMENTS

The principal activity of the Company is property investment, development and management. The Company did not trade during the year. There has been no profit or loss or recognised gains or losses during the year and therefore no income statement, statement of comprehensive income or statement of changes in equity has been presented. The Company is expected to remain dormant for the foreseeable future.

The directors do not recommend the payment of a dividend (2021: £Nil).

INCORPORATION

The Company is incorporated in Great Britain and registered in England and Wales.

DIRECTORS

The directors who served throughout the year and up to the date of this report, except as noted, were as follows:

J Ryman
S Wetherly

On behalf of the Board:

S Wetherly
Director

31 January 2023

THE MALL REIT LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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 prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 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.

THE MALL REIT LIMITED

BALANCE SHEET
AS AT 31 DECEMBER 2022

	Notes	2022 £	2021 £
Current assets			
Trade and other receivables	3	100	100
Total assets		100	100
Net assets		100	100
Equity			
Share capital	4	100	100
Equity attributable to owners of the company		100	100

For the year ended 31 December 2022, the Company was entitled to exemption under section 477(2) of the Companies Act 2006.

No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for:

a) ensuring the Company keeps accounting records which comply with section 386, and;
b) preparing accounts which give a true and fair view of the state of affairs of the Company at the end of the financial year in accordance with section 393 and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

The financial statements were approved by the Board of Directors and signed on their behalf by:

S Wetherly
Director

31 January 2023

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and the preceding year.

These financial statements have been prepared in accordance with FRS 101 'Reduced Disclosure Framework'.

Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom.

Cash flow statement

The Company was dormant during the year and had no cash flows. Accordingly no cash flow statement is given.

Going concern

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the financial statements.

2. PROFIT FOR THE YEAR

The Company did not trade during the year. The directors received no emoluments in respect of their services to the Company (2021: £nil). The Company had no employees during the year (2021: nil).

3. Trade and other receivables

	2022 £	2021 £
Amounts owed by the parent company	100	100
	100	100

Amounts owed by the parent company are interest free, unsecured and repayable on demand.

4. Share capital

	2022 £	2021 £
Issued and fully paid:		
1,000 (2021: 1,000) ordinary shares of £0.10 each	100	100

5. Ultimate parent company and controlling party

The ultimate parent and controlling party is Growthpoint Properties Limited ("Growthpoint"). Growthpoint is the parent company of the largest group of which the Company is a member and for which consolidated financial statements are prepared. Copies of the consolidated financial statements of Growthpoint can be obtained from Growthpoint Properties Limited, The Place, 1 Sandton Drive, Sandton, 2196, Johannesburg, South Africa.

The parent company of the smallest group of which the company is a member and for which consolidated accounts are prepared is Capital & Regional plc. Copies of the consolidated financial statements of Capital & Regional plc can be obtained from The Company Secretary, 22 Chapter Street, London, SW1P 4NP.