
WYN UK DEVELOPMENTS LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2010

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WYN UK DEVELOPMENTS LIMITED

COMPANY INFORMATION

DIRECTORS

G Alba
P Stoll
M Pegler

COMPANY NUMBER

01100599

REGISTERED OFFICE

65 Duke Street
London
W1K 5AJ

WYN UK DEVELOPMENTS LIMITED

CONTENTS

	Page
Directors' report	1 - 2
Profit and loss account	3
Balance sheet	4
Notes to the financial statements	5 - 7

WYN UK DEVELOPMENTS LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2010

The directors present their report and the unaudited financial statements for the year ended 31 December 2010

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The company's principal activity in 2010 was that of subletting a single leasehold property. As this arrangement ended in March 2009, the company has had only limited activity in the year ended 31 December 2010.

FUTURE DEVELOPMENTS

It is the directors' intention to place the company in to members' voluntary liquidation but not within a period of twelve months from the date of signing of these financial statements. These accounts have, therefore, been prepared on basis other than a going concern. (See basis of accounting in note 1)

DIRECTORS

The directors who served during the year were

G Alba
P Stoll
M Pegler

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 estimates that are reasonable and prudent,
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business, in which case there should be supporting assumptions or qualifications as necessary.

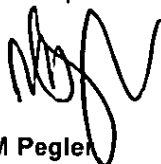
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies 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.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

WYN UK DEVELOPMENTS LIMITED

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2010

This report was approved by the board on *29 September 2011* and signed on its behalf by -



M Pegler
Director

Date
29 September 2011
Registered office
65 Duke Street
London
W1K 5AJ

WYN UK DEVELOPMENTS LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2010**

	Note	2010 £	2009 £
TURNOVER	1,3	-	325,229
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		-	325,229
Tax on profit on ordinary activities	4	-	-
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		-	325,229
PROFIT/(LOSS) BROUGHT FORWARD		15,434	(309,795)
RETAINED PROFIT CARRIED FORWARD		15,434	15,434

The company has not traded during the year. During this period, the company received no income and incurred no expenditure and therefore made neither profit or loss.

WYN UK DEVELOPMENTS LIMITED
REGISTERED NUMBER 01100599

BALANCE SHEET
AS AT 31 DECEMBER 2010

	Note	£	2010 £	£	2009 £
CURRENT ASSETS					
Cash at bank		18,868		18,868	
CREDITORS amounts falling due within one year	5	(3,334)		(3,334)	
NET CURRENT ASSETS			15,534		15,534
TOTAL ASSETS LESS CURRENT LIABILITIES			15,534		15,534
CAPITAL AND RESERVES					
Called up share capital	6		100		100
Profit and loss account			15,434		15,434
SHAREHOLDERS' FUNDS	7		15,534		15,534

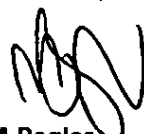
The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

For the year ended 31 December 2010 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 in accordance with section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Companies Act 2006 and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year, in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 29 September 2011


M Pegler
 Director

WYN UK DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2010

1 ACCOUNTING POLICIES

1.1 Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the provisions of the Companies Act 2006 and applicable UK accounting standards. The directors have reviewed the company's existing accounting policies and consider that they are consistent with the requirements of Financial Reporting Standard 18 "Accounting Policies" and are consistent with those applied last year.

The directors have prepared these financial statements on a basis other than a going concern, which is appropriate given that the company is not expected to be liquidated in the twelve month period following the date of signing of these financial statements. The assets have been valued at their estimated net recoverable value and liabilities accrued for any contractual commitments at the balance sheet date. As part of the liquidation process it is expected that amounts owed to group undertakings will be forgiven by those entities thus enabling the company to be solvent at the point of liquidation.

The company is part of the group whose ultimate parent undertaking is BRE/Wind Holdco I, LLC, registered in the United States. Within the group there is a group of companies incorporated in the United Kingdom whose parent undertaking is Wyn International Limited. The companies within the UK group form a small sized group as defined by Section 382 of the Companies Act and as a result the directors have relied on the exemption under Section 479 of the Companies Act. Accordingly, group accounts for the year ended 31 December 2010 have not been prepared.

1.2 Cash flow statement

The company has taken advantage of the exemptions in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company.

2 DORMANT STATUS

The company was dormant (within the meaning of Section 480 of the Companies Act 2006) throughout the year ended 31 December 2010. The company has not traded during the year. During the year, the company received no income and incurred no expenditure and therefore made neither profit nor loss.

3 PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION

No emoluments were received by any directors in 2010 (2009: nil). The company has no employees (2009: Nil). Operating lease rentals on other operating leases totalled £nil (2009: £Nil).

Administrative and other income/(expenses) of £Nil (2009: (£304,125)) include the write back of intercompany loans payable and certain other accruals, net of professional fees and other costs incurred during the year.

WYN UK DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010

4 TAXATION

Factors affecting tax charge for the year

	2010 £	2009 £
Profit on ordinary activities before tax	-	325,229
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 21% (2009 - 21%)	-	68,298
Effects of (Income)/Expenses not deductible for tax purposes	-	(56,663)
(Relieved)/Unrelieved tax losses and other deductions arising in the period	-	(11,635)
Total current tax	-	-

There were no factors that may affect future tax charges

5 CREDITORS:

Amounts falling due within one year

	2010 £	2009 £
Trade creditors	334	334
Accruals and deferred income	3,000	3,000
	3,334	3,334

6. SHARE CAPITAL

	2010 £	2009 £
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100

WYN UK DEVELOPMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

7 RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2010	2009
	£	£
Opening shareholders' funds/(deficit)	15,534	(309,695)
Profit for the year	-	325,229
	<hr/>	<hr/>
Closing shareholders' funds	15,534	15,534
	<hr/>	<hr/>

8 ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The immediate parent undertaking is Wyn International Limited, registered in England and Wales

The company's ultimate parent undertaking and ultimate controlling party is BRE/Wind Holdco I L L C , registered in the United States of America Ultimate control of BRE/Wind Holdco I L L C lies with a number of Blackstone partnership entities