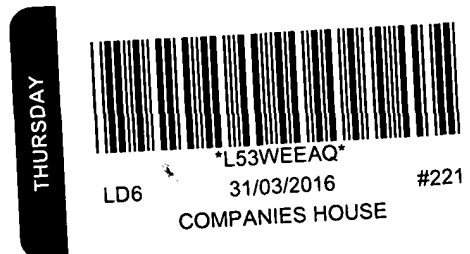


Registered number
01235394

LR (Cardiff) Limited

Annual report and financial statements

for the year ended
30 September 2015



LR (Cardiff) Limited
Annual report and financial statements for the year ended 30 September 2015
Contents

	Page
Company information	1
Strategic report	2
Director's report	3
Statement of director's responsibilities	4
Independent auditors' report	5-6
Profit and loss account	7
Note of historical cost profits and losses	8
Balance sheet	9
Notes to the financial statements	10-14

LR (Cardiff) Limited
Company information for the year ended 30 September 2015

Director

Mr L K Sebastian

Company secretary

Mr R N Luck

Registered office

Quadrant House, Floor 6
4 Thomas More Square
London
E1W 1YW

Independent auditors

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

Registered number

01235394

LR (Cardiff) Limited

Strategic report for the year ended 30 September 2015

The director presents his strategic report for the year ended 30 September 2015.

Principal activities, review of the business and future developments

The company sold its sole investment property on 1 July 2014. It made a loss of £23k for the year ended 30 September 2015 (2014: £138k). Net assets were £4.1m at the year end (2014: £4.1m). The director considers the financial position and future prospects at 30 September 2015 to be satisfactory.

Principal risks and uncertainties

The key business risks and uncertainties affecting the company are considered to relate to the fact that the company operates within a highly competitive market place. The directors of the group have reviewed the group's exposure to credit risk, liquidity risk and cash flow risk. These risks and uncertainties are discussed in the company's ultimate parent's group strategic report which does not form part of this report.

Financial risk management

The company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. Further discussion of the financial risk management objectives and policies, in the context of the group as a whole, are discussed in the company's ultimate parent's group annual report which does not form part of this report.

Key performance indicators

The company is managed by the director in accordance with the strategies of its ultimate parent company, Loopsign Limited. For this reason, the director believes that further key performance indicators for the company are not necessary or appropriate for an understanding of the development, performance or position of the business. These strategies and key performance indicators are discussed in the company's ultimate parent's group strategic report which does not form part of this report.

By order of the board



Mr R N Luck

Company Secretary

31 March 2016

LR (Cardiff) Limited

Director's report for the year ended 30 September 2015

The director presents his report and the audited financial statements of the company for the year ended 30 September 2015.

Results and dividends

The results for the financial year are set out in the profit and loss account on page 7. The director does not recommend the payment of a dividend (2014: £nil).

The business review and financial risk management are included in the strategic report.

Director

The director of the company who served during the year and up to the date of signing the financial statements was as follows:

Mr L K Sebastian

Qualifying third party indemnity provisions

The company maintains liability insurance for its director and officer. Following shareholder approval, the company has also provided an indemnity for its director and the company secretary, which is a qualifying third party indemnity provision for the purposes of the Companies Act 2006.

The qualifying third party indemnity provision was in force during the financial year and also at the date of approval of these financial statements.

Disclosure of information to auditors

The director confirms that:

- so far as he is aware, there is no relevant audit information of which the company's auditors are unaware; and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Independent auditors

In the absence of a notice proposing that their appointment be terminated, PricewaterhouseCoopers LLP, are deemed to have been re-appointed as auditors for the next year.

By order of the board



Mr R N Luck
Company secretary

31 March 2016

LR (Cardiff) Limited

Statement of director's responsibilities for the year ended 30 September 2015

The director is responsible for preparing the strategic report, director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the director must not approve the financial statements unless he is 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 year. In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is 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 him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

By order of the board



Mr R N Luck

Company secretary

31 March 2016

Independent auditors' report to the member of LR (Cardiff) Limited

Report on the financial statements

Our opinion

In our opinion, LR (Cardiff) Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 30 September 2015 and of its loss for the year then ended;
 - have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
 - have been prepared in accordance with the requirements of the Companies Act 2006.
-

What we have audited

The financial statements, included within the Annual Report and financial statements (the "Annual Report"), comprise:

- the balance sheet as at 30 September 2015;
- the profit and loss account for the year then ended;
- the note of historical cost profits and losses for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, and applicable law (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the director has made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, the information given in the Strategic Report and the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Director's remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of director's remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the director

As explained more fully in the Statement of director's responsibilities set out on page 4, the director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the parent company's member as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

What an audit of financial statements involves


We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the director; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the director's judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.



Suzanne Woolfson (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

31 March 2016

LR (Cardiff) Limited
Profit and loss account
for the year ended 30 September 2015

	Note	2015 £	2014 £
Turnover	2	-	156,179
Cost of sales		(11,176)	(12,622)
Gross (loss)/profit		<u>(11,176)</u>	<u>143,557</u>
Administrative expenses		(12,173)	(30,972)
Other operating income		235	69,694
Exceptional items:	4		
Loss on disposal of investment properties		-	(265,958)
Operating loss	3	<u>(23,114)</u>	<u>(83,679)</u>
Interest receivable and similar income	5	-	1,298
Interest payable and similar charges	6	-	(55,901)
Loss on ordinary activities before taxation		<u>(23,114)</u>	<u>(138,282)</u>
Tax on loss on ordinary activities	8	-	-
Loss for the financial year	12	<u>(23,114)</u>	<u>(138,282)</u>

All amounts relate to continuing operations.

The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of recognised gains and losses has been presented.

LR (Cardiff) Limited
Note of historical cost profits and losses
for the year ended 30 September 2015

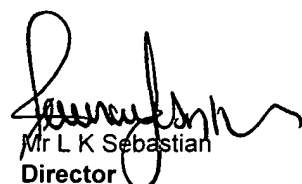
	Note	2015 £	2014 £
Loss on ordinary activities before taxation		(23,114)	(138,282)
Realisation of prior year revaluations of investment properties		-	(502,385)
Historical cost loss on ordinary activities before taxation		<u>(23,114)</u>	<u>(640,667)</u>

LR (Cardiff) Limited
Balance sheet
as at 30 September 2015

Registered number
01235394

	Note	2015 £	2014 £
Current assets			
Debtors	9	4,395,874	5,968,310
Creditors: amounts falling due within one year	10	<u>(342,884)</u>	<u>(1,892,206)</u>
Net current assets		4,052,990	4,076,104
Total assets less current liabilities		<u>4,052,990</u>	<u>4,076,104</u>
Net assets		<u>4,052,990</u>	<u>4,076,104</u>
Capital and reserves			
Called up share capital	11	900,000	900,000
Profit and loss account	12	3,152,990	3,176,104
Total shareholder's funds	13	<u>4,052,990</u>	<u>4,076,104</u>

These financial statements were approved by the Director on *31 March* 2016


 Mr L K Sebastian
 Director

31 March 2016

LR (Cardiff) Limited
Notes to the financial statements
for the year ended 30 September 2015

1 Accounting policies

Basis of preparation

These financial statements are prepared on the going concern basis, under the historical cost convention, and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year, are set out below.

Investment properties

In accordance with SSAP 19 'Accounting for investment properties', investment properties are revalued by the director annually on an open market basis and independently valued when required by SSAP 19. Any changes in the market value of investment properties are taken to the statement of total recognised gains and losses and transferred to the revaluation reserve, unless a deficit (or its reversal) on an individual investment property is expected to be permanent, in which case it is charged (or credited) to the profit and loss account of the year.

No depreciation is provided in respect of investment properties. The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with SSAP 19 and the director considers that to depreciate would not give a true and fair view.

The depreciation (which would, had the provisions of the Act been followed, have been charged to the profit and loss account) is only one of the factors reflected in the valuation and the amount attributable to this factor cannot reasonably be separately identified or quantified.

Deferred taxation

Deferred tax is provided in respect of all timing differences that have originated, but not reversed, at the balance sheet date that give rise to an obligation to pay more or less tax in the future. Deferred tax is not recognised when fixed assets are revalued unless, by the balance sheet date, there is a binding agreement to sell the revalued assets and the gain or loss expected to arise on sale has been recognised in the financial statements.

Deferred tax is measured on a non-discounted basis. A deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Cash flow statement

The company has taken advantage of the exemption in the Financial Reporting Standards No 1 (Revised 1996) 'Cash flow statement' from including a cash flow statement in the financial statements on the grounds that the company is a wholly owned and its ultimate parent publishes a consolidated cash flow statement.

Turnover

Turnover represents rental income and recoverable property expenses, net of value added tax. Rental income is recognised over the term of the lease on a straight-line basis. The total turnover of the company for the year has been derived from its principal activity, wholly undertaken in the UK.

LR (Cardiff) Limited
Notes to the financial statements
for the year ended 30 September 2015

1 Accounting policies (cont.)

Accrued income

Income from rental properties is allocated in the year to which it relates, with amounts owed from tenants, but not invoiced at the year end held as accrued income.

Deferred income

Income from properties is allocated in the year to which it relates, with payments received in advance held as deferred income and credited to the profit and loss when earned.

Provisions

Provisions are recognised when the company has a present obligation as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

2 Turnover

Net rental income	2015	2014
	£	£
Rental income	-	147,400
Recoverable property expenses	-	8,779
Turnover	<u>-</u>	<u>156,179</u>
Net property outgoings	(11,176)	(3,843)
Recoverable property expenses	-	(8,779)
Property outgoings	<u>(11,176)</u>	<u>(12,622)</u>
Net rental (outgoings)/income	<u>(11,176)</u>	<u>143,557</u>

3 Operating loss

	2015	2014
	£	£
Operating loss is stated after charging:		
Auditors' remuneration	<u>-</u>	<u>-</u>

Auditors' remuneration has been borne by London & Regional Properties Limited.

4 Exceptional items

	2015	2014
	£	£
Loss on disposal of investment properties	<u>-</u>	<u>(265,958)</u>

On 1 July 2014, the company sold its investment property for £751,500, resulting in a loss on disposal of £265,958.

5 Interest receivable and similar income

	2015	2014
	£	£
Interest receivable and similar income	<u>-</u>	<u>1,298</u>

LR (Cardiff) Limited
Notes to the financial statements
for the year ended 30 September 2015

6 Interest payable and similar charges

	2015 £	2014 £
Interest payable to group undertakings	-	55,901

7 Director's emoluments

The director did not receive any emoluments in respect of his services to the company (2014: £nil). The company has no employees (2014: none) other than the director.

The above details of director's emoluments do not include the emoluments which are paid by a fellow subsidiary and recharged to the company as part of a management charge. This management charge, which in 2015 was £nil (2014: £11,660), also includes a recharge of administration costs borne by the fellow subsidiary on behalf of the company and it is not possible to identify separately the amount of the director's emoluments. The director is an employee of a fellow subsidiary and his total emoluments are included in the aggregate of employee wages and salaries included in the financial statements of the ultimate parent company.

8 Tax on loss on ordinary activities

No tax has been provided for due to the taxable loss in the year.

Factors affecting tax charge for the year

From 1 April 15 the rate of corporation tax has reduced from 21% to 20%, giving a blended average rate for the year of 20.5%.

The tax assessed for the year is different (2014: different) to the blended rate of corporation tax in the UK of 20.5% (2014: 22%). The differences are explained below:

	2015 £	2014 £
Loss on ordinary activities before taxation	(23,114)	(138,282)
	£	£
Loss on ordinary activities multiplied by the blended rate of corporation tax in the UK of 20.5% (2014: 22%)	(4,738)	(30,422)
Effects of:		
Realisation of prior year revaluations of investment properties	-	(110,525)
Surrender of tax losses	4,738	140,947
Current tax charge for the year	-	-

The company surrendered the benefit of tax losses amounting to £23,112 (2014: £640,667) to fellow subsidiary undertakings without receiving any payment.

Factors that may affect future tax charges

Changes to the UK corporation tax rates were announced in the Chancellor's Budget in July 2015. These include reductions to the main rate to reduce the rate to 19% from 1 April 2017 and to 18% from 1 April 2020. As these changes had not been substantively enacted at the balance sheet date the effects are not included in these financial statements.

LR (Cardiff) Limited
Notes to the financial statements
for the year ended 30 September 2015

9 Debtors	2015	2014
	£	£
Trade debtors	-	1,357
Amounts owed by group undertakings	4,393,419	5,965,630
Taxation and social security	2,455	1,323
	<u>4,395,874</u>	<u>5,968,310</u>

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

10 Creditors: amounts falling due within one year	2015	2014
	£	£
Trade creditors	3,933	13,942
Amounts owed to group undertakings	329,711	1,869,264
Other creditors	9,240	-
Accruals and deferred income	-	9,000
	<u>342,884</u>	<u>1,892,206</u>

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

11 Called up share capital	2015	2014
	£	£
Authorised: 900,000 (2014: 900,000) ordinary shares of £1 each	<u>900,000</u>	<u>900,000</u>
	2015	2014
	Number	Number
Allotted and fully paid: Ordinary shares of £1 each	<u>900,000</u>	<u>900,000</u>
	2015	2014
	£	£
	<u>900,000</u>	<u>900,000</u>

12 Profit and loss reserve	2015
	£
At 1 October 2014	3,176,104
Loss for the financial year	(23,114)
At 30 September 2015	<u>3,152,990</u>

13 Reconciliation of movements in shareholder's funds	2015	2014
	£	£
At 1 October	4,076,104	4,214,386
Loss for the financial year	(23,114)	(138,282)
At 30 September	<u>4,052,990</u>	<u>4,076,104</u>

LR (Cardiff) Limited
Notes to the financial statements
for the year ended 30 September 2015

14 Related party transactions

The company has taken advantage of the exemption under paragraph 3(c) from the provisions of FRS 8, 'Related Party Disclosures', on the grounds that it is wholly owned subsidiary of a group headed by Loopsign Limited, whose financial statements are publicly available.

15 Parent undertaking

The immediate parent undertaking is London & Regional Group Securitisation No. 2 Limited, a company incorporated and registered in England and Wales.

The ultimate parent undertaking is Loopsign Limited, a company incorporated in England and Wales.

London & Regional Group Holdings Limited is the parent undertaking of the smallest group of undertakings to consolidate these financial statements as at 30 September 2015. Loopsign Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 30 September 2015. The consolidated financial statements of Loopsign Limited can be obtained from the company secretary at:

Quadrant House, Floor 6
4 Thomas More Square
London
E1W 1YW

The ultimate controlling parties are I M Livingstone and R J Livingstone through their joint ownership of Loopsign Limited.