

Company Registration No. 01359521 (England and Wales)

COUNTRYSIDE COMMERCIAL & INDUSTRIAL PROPERTIES LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2016

WEDNESDAY



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21/06/2017
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COUNTRYSIDE COMMERCIAL & INDUSTRIAL PROPERTIES LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2016

The Directors present their Report and the financial statements for the year ended 30 September 2016. Countryside Commercial & Industrial Properties Limited (the "Company") is a wholly-owned subsidiary of Countryside Properties PLC. Countryside Properties PLC, its subsidiaries, joint ventures and associates are together defined as the 'Group'.

Business activities and results

The Company did not trade during the year or preceding year and made neither a profit nor a loss. There were also no other items of comprehensive income or expense for the current financial year or the preceding financial year. Accordingly, neither an income statement nor a statement of comprehensive income has been presented.

The Directors do not recommend the payment of a dividend on the ordinary shares (2015: £Nil).

Directors

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

G S Cherry
R S Cherry

Directors' indemnities

The Company has made qualifying third party indemnity provisions for the benefit of its Directors during the year in accordance with the Companies Act 2006 which remain in force at the date of approval of the financial statements.

Going concern

The Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus these financial statements are prepared on a going concern basis.

Financial risk management

The key financial risk affecting the Company is credit risk:

Credit risk

The Company's exposure to credit risk is limited to intra-group receivable balances.

Future developments

There are no future developments for the Company other than to remain dormant.

COUNTRYSIDE COMMERCIAL & INDUSTRIAL PROPERTIES LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

Statement of directors' responsibilities

The directors are responsible for preparing the Annual 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, comprising FRS 101 "Reduced Disclosure Framework", 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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards, comprising 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.

Small companies exemption

For the financial year ended 30 September 2016 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

This report has been prepared in accordance with the special provisions relating to small companies within part 15 of the Companies Act 2006 and therefore the Company is not required to prepare a Strategic Report.

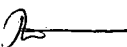
Group reorganisation

The ultimate parent company of the Company in the United Kingdom on 30 September 2015 was Copthorn Holdings Limited. During the year, a new company, Countryside Properties PLC became the ultimate parent.

Countryside Properties PLC was incorporated in England and Wales on 18 November 2015. The Company was party to a wider group reorganisation in which Countryside Properties PLC became the ultimate parent company.

On 17 February 2016, Countryside Properties PLC admitted Ordinary Shares to the premium listing segment of the London Stock Exchange's main market.

By order of the board


.....
T M Warren
Secretary
19 June 2017

COUNTRYSIDE COMMERCIAL & INDUSTRIAL PROPERTIES LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2016

| | Notes | 2016 £ | 2015 £ |
|-----------------------------|-------|-------------------|-------------------|
| Current assets | | | |
| Trade and other receivables | 3 | 100 | 100 |
| | | <u> </u> | <u> </u> |
| Net assets | | 100 | 100 |
| | | <u> </u> | <u> </u> |
| Capital and reserves | | | |
| Called up share capital | 4 | 100 | 100 |
| | | <u> </u> | <u> </u> |

For the financial year ended 30 September 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The financial statements on pages 3 to 6 were approved by the Board of Directors on 19 June 2017.

.....
G S Cherry
Director

Company Registration No. 01359521

COUNTRYSIDE COMMERCIAL & INDUSTRIAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

Company information

The Company is a private limited company incorporated in England and Wales and domiciled in the United Kingdom. The address of its registered office is Countryside House, The Drive, Brentwood, Essex, CM13 3AT.

1.1 Basis of preparation

The financial statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) as issued by the Financial Reporting Council and those parts of the Companies Act 2006 applicable to companies reporting under FRS 101.

These financial statements for the year ended 30 September 2016 are the first financial statements of the Company prepared in accordance with FRS 101. The date of transition to FRS 101 was 1 October 2014. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 101.

The financial statements have been prepared on a going concern basis, in Sterling which is the functional currency of the Company, and under the historical cost convention.

The Company is a wholly-owned subsidiary of Countryside Properties PLC. It is included in the consolidated financial statements of Countryside Properties PLC which are publicly available at www.countryside-properties.com.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- IFRS 7, 'Financial Instruments Disclosures'
- Paragraphs 91 to 99 of IFRS 13, 'Fair value measurement' (disclosure of valuation techniques and inputs used for fair value measurement of assets and liabilities)
- The following paragraphs of IAS 1, 'Presentation of financial statements':
 - 10(d) (statement of cash flows)
 - 10(f) (a statement of financial position as at the beginning of the proceeding period when an entity applies an accounting policy retrospectively or makes a retrospective restatement of items in its financial statements, or when it reclassifies items in its financial statements)
- IAS 7, 'Statement of cash flows'
- Paragraph 17 of IAS 24, 'Related party disclosures' (key management compensation)
- The requirements in IAS 24, 'Related party disclosures' to disclose related party transactions entered into between two or more members of a group.

The preparation of the financial statements in conformity with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. There are no areas of significant estimation in these financial statements,

1.2 Income statement

The Company has not traded during the year or the preceding financial period. During this time the Company received no income and incurred no expenditure and therefore no Statement of Comprehensive Income is presented in these financial statements.

COUNTRYSIDE COMMERCIAL & INDUSTRIAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

(Continued)

1.3 Financial assets

The Company classifies its financial assets as loans and receivables.

The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition. Financial assets are derecognised only when the contractual rights to the cash flows from the financial asset expire or the Company transfers substantially all risks and rewards of ownership.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the end of the reporting period. These are classified as non-current assets. The Company's loans and receivables comprise "trade and other receivables" in the Statement of Financial Position.

1.4 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in share premium as a deduction from the proceeds.

2 Employees

The Company had no employees during the financial year (2015: Nil).

The Directors did not receive any remuneration in respect of services provided to this Company in the current or prior year.

3 Trade and other receivables

| | 2016 | 2015 |
|------------------------------------|------------|------------|
| | £ | £ |
| Amount due from parent undertaking | 100 | 100 |
| | <u>100</u> | <u>100</u> |

4 Share capital

| | 2016 | 2015 |
|-------------------------------------|------------|------------|
| | £ | £ |
| Ordinary share capital | | |
| <i>Issued and fully paid</i> | | |
| 100 Ordinary shares of £1 each | 100 | 100 |
| | <u>100</u> | <u>100</u> |

COUNTRYSIDE COMMERCIAL & INDUSTRIAL PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

5 Controlling party

The Company's immediate parent company is Countryside Properties (UK) Limited whose ultimate parent company in the United Kingdom is Countryside Properties PLC.

The ultimate parent company of the Company in the United Kingdom at 30 September 2015 was Copthorn Holdings Limited. During the year, a new company, Countryside Properties PLC became the ultimate parent.

Countryside Properties PLC was incorporated in the England and Wales on 18 November 2015. The Company was party to a wider group reorganisation in which Countryside Properties PLC became the ultimate parent company. On 17 February 2016, Countryside Properties PLC admitted Ordinary Shares to the premium listing segment of the London Stock Exchange's main market.

The smallest and largest group into which the Company is consolidated is Countryside Properties PLC. Financial statements for the companies which comprise the Countryside Properties PLC Group are available from www.countryside-properties.com/investors or the Company Secretary, Countryside House, The Drive, Great Warley, Brentwood, Essex, United Kingdom, CM13 3AT.