



**BLUEPRINT**  
Company Secretary

Please complete in typescript,  
or in bold black capitals.

CHFP055

NW/1707SS/t450x30

**363a**

## Annual Return

**Company Number** 1526447

**Company Name in full** Finsbury Avenue Estates PLC

**Date of this return** (See note 1)

The information in this return is made up to

Day		Month		Year			
3	1	1	2	1	9	9	9

**Date of next return** (See note 2)

If you wish to make your next return  
to a date earlier than the anniversary  
of this return please show the date here.  
Companies House will then send a form  
at the appropriate time.

Day		Month		Year			
3	1	1	2	2	0	0	0

**Registered Office** (See note 3)

Show here the address **at the date of  
this return.**

Any change of  
registered office  
**must** be notified  
on form 287.

Post town  
County / Region  
Postcode

10 Cornwall Terrace

Regent's Park

London

NW1 4QP

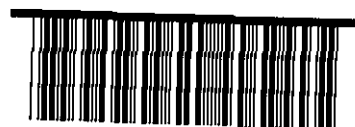
### Principal business activities

(See note 4)

Show trade classification code number(s)  
for the principal activity or activities.

7011

If the code number cannot be determined,  
give a brief description of principal activity.



A43 \*ADHKWGN\* 0343  
COMPANIES HOUSE 26/01/00

When you have completed and signed the form please send it to the  
Registrar of Companies at:

**Companies House, Crown Way, Cardiff, CF14 3UZ DX 33050 Cardiff**  
for companies registered in England and Wales or

**Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB**  
for companies registered in Scotland

**DX 235 Edinburgh**

**Register of members** (See note 5)

If the register of members is not kept at the registered office, state here where it is kept.

Post town

County / Region

Postcode

**Register of Debenture holders**

(See note 6)

If there is a register of debenture holders and it is not kept at the registered office, state here where it is kept.

Post town

County / Region

Postcode

**Company type** (See note 7)

Public limited company



Private company limited by shares



Private company limited by guarantee without share capital



Private company limited by shares exempt under section 30



Private company limited by guarantee exempt under section 30



Private unlimited company with share capital



Private unlimited company without share capital



Please mark the appropriate box

**Company Secretary** (See notes 8)

(Please photocopy this area to provide details of joint secretaries).

Name

\* Style / Title

Forename(s)

Surname

\* Voluntary details.

Previous forename(s)

Previous surname(s)

Address

**Details of a new company secretary must be notified on form 288a.**

\* Honours etc

Anthony

Braine

88 Haven Lane

Ealing

London

County / Region

Postcode

W5 2HY

**Usual residential address** must be given. In the case of a corporation, give the registered or principal office address.

Post town

Country

**Directors** (See notes 8)

Please list directors in alphabetical order.

Details of new directors must be notified on form 288a.

<b>Name</b>	* Style / Title			Day	Month	Year							
	* Honours etc			Date of birth	0	5	0	5	1	9	4	3	
	Forename(s)	<b>Robert Edward</b>											
	Surname	<b>Bowden</b>											
	Previous forename(s)												
	Previous surname(s)												
<b>Address</b>		<b>The Chase</b>											
		<b>Ongar Road</b>											
<b>Usual residential address</b> must be given. In the case of a corporation, give the registered or principal office address.	Post town	<b>Kelvedon Hatch</b>											
	County / Region	<b>Essex</b>						Postcode	<b>CM15 0DG</b>				
	Country	<b>England</b>						Nationality	<b>British</b>				
	<b>Business occupation</b>	<b>Chartered Surveyor</b>											
	<b>Other directorships</b>	<b>(See continuation sheet).</b>											

\* Voluntary details.

<b>Name</b>	* Style / Title			Day	Month	Year							
	* Honours etc			Date of birth	1	6	0	2	1	9	5	7	
	Forename(s)	<b>Anthony</b>											
	Surname	<b>Braine</b>											
	Previous forename(s)												
	Previous surname(s)												
<b>Address</b>		<b>88 Haven Lane</b>											
		<b>Ealing</b>											
<b>Usual residential address</b> must be given. In the case of a corporation, give the registered or principal office address.	Post town	<b>London</b>											
	County / Region							Postcode	<b>W5 2HY</b>				
	Country							Nationality	<b>British</b>				
	<b>Business occupation</b>	<b>Chartered Secretary</b>											
	<b>Other directorships</b>	<b>(See continuation sheet).</b>											

**Issued share capital** (See note 9)

Enter details of all the shares in issue at the date of this return.

Class (e.g. Ordinary/Preference)	Number of shares issued	Aggregate Nominal Value (i.e. Number of shares issued multiplied by nominal value per share)
'A' Ordinary Shares	11,267	£11,267.000
9.1% Cumulative Preference Shares	1,003,878	£1,003,878.000
<b>Totals</b>	<b>1,015,145</b>	<b>£1,015,145.000</b>

**List of past and present members**

(Use attached schedule where appropriate)

A full list is required if one was not included with either of the last two returns.

(see note 10)

There were no changes in the period



on paper in another format

A list of changes is enclosed



A full list of members is enclosed

**Elective resolutions**

(Private companies only)

(see note 11)

If at the date of this return an election is in force to dispense with annual general meetings, mark this box

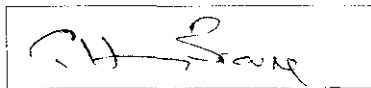
☐

If at the date of this return an election is in force to dispense with laying accounts in general meetings, mark this box

☐
**Certificate**

I certify that the information given in this return is true to the best of my knowledge and belief.

Signed



Date

25 JAN 2020

† Please delete as appropriate.

† a director /secretary

When you have signed the return send it with the fee to the Registrar of Companies. Cheques should be made payable to **Companies House**.

This return includes

14

continuation sheets.

(enter number)

Please give the name, address, telephone number, and if available, a DX number and Exchange, for the person Companies House should contact if there is any query.

Rebecca Scudamore  
The British Land Company PLC  
10 Cornwall Terrace  
London  
NW1 4QP

**Directors** (Continued)

Details of new directors must be notified on form 288a.

Please list directors in alphabetical order.

<b>Name</b>	* Style / Title			Day	Month	Year
	* Honours etc		Date of birth	1	4	0 6 1 9 2 3
Forename(s)		Cyril				
Surname		Metliss				
Previous forename(s)						
Previous surname(s)						
<b>Address</b>		25 Foscoate Road				
		Hendon				
<b>Usual residential address</b> must be given. In the case of a corporation, give the registered or principal office address.	Post town	London				
	County / Region		Postcode	NW4 3SE		
	Country	England	Nationality	British		
<b>Business occupation</b>		Chartered Accountant				
<b>Other directorships</b>		(See continuation sheet).				

\* Voluntary details.

<b>Name</b>	* Style / Title			Day	Month	Year
	* Honours etc		Date of birth	0	3	1 0 1 9 3 5
Forename(s)		John Henry				
Surname		Ritblat				
Previous forename(s)						
Previous surname(s)						
<b>Address</b>		The Doric Villa				
		20 York Terrace East				
		Regent's Park				
<b>Usual residential address</b> must be given. In the case of a corporation, give the registered or principal office address.	Post town	London				
	County / Region		Postcode	NW1		
	Country	England	Nationality	British		
<b>Business occupation</b>		Chairman and Managing Director The British Land Company plc				
<b>Other directorships</b>		(See continuation sheet).				

**Directors** (Continued)

Details of new directors must be notified on form 288a.

Please list directors in alphabetical order.

<b>Name</b>	* Style / Title			Day	Month	Year							
	* Honours etc			Date of birth	1	9	0	8	1	9	6	1	
Forename(s)		<b>Nicholas Simon Jonathan</b>											
Surname		<b>Ritblat</b>											
Previous forename(s)													
Previous surname(s)													
<b>Address</b>		<b>37 Queen's Grove</b>											
	Post town	<b>London</b>											
	County / Region					Postcode	<b>NW8 6HN</b>						
	Country					Nationality	<b>British</b>						
<b>Business occupation</b>		<b>Company Director</b>											
<b>Other directorships</b>		<b>(See continuation sheet).</b>											

\* Voluntary details.

<b>Name</b>	* Style / Title			Day	Month	Year							
	* Honours etc			Date of birth	0	3	0	2	1	9	3	2	
Forename(s)		<b>John Harry</b>											
Surname		<b>Weston Smith</b>											
Previous forename(s)													
Previous surname(s)													
<b>Address</b>		<b>10 Eldon Grove</b>											
		<b>Hampstead</b>											
	Post town	<b>London</b>											
	County / Region					Postcode	<b>NW3 5PT</b>						
	Country	<b>England</b>				Nationality	<b>British</b>						
<b>Business occupation</b>		<b>Chartered Secretary</b>											
<b>Other directorships</b>		<b>(See continuation sheet).</b>											

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Current directorships for Robert Edward Bowden

Basic Sports Limited

Bayeast Property Company Limited

BL Fraser Limited

BL Rank Properties Limited

BL Universal PLC

BLRP Finance Limited

BLRP Limited

BLT Properties Limited

BLU (BC) Limited

BLU (CV) Limited

BLU (G) Limited

BLU (M) Limited

BLU (NCG) Limited

BLU (Walsall) Limited

BLU Estates Limited

BLU Holdings Limited

BLU Investments Limited

BLU Management Services Limited

BLU Properties Limited

BLU Property Management Limited

BLU Securities Limited

Broadgate (Phase 3) Public Limited Company (in liquidation)

Broadgate (PHC 3a) Limited

Broadgate Circle Management Limited

Broadgate Court Investments Limited

Broadgate Estate Management Limited

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Broadgate Interior Construction Limited

Broadgate Management (Bishopsgate) Limited

Broadgate Phase 12 Limited

Broadgate Plaza Limited

Broadgate Property Management Limited

Broadgate Square Limited

Broadwind Investments Limited (in liquidation)

Cavendish-Woodhouse (Holdings) Limited

Chatsworth Investments (1988) Limited

Exchange House Holdings Limited

Four Broadgate Limited

Jason Estates Limited

Kentish Hotels Limited

Moorage (Property Developments) Limited

Morrisons Holdings Limited

Nybil Limited

Six Broadgate Limited

Tesco BL Properties Limited

The Exchange Place Proprietors, Limited

The Liverpool Exchange Company Limited

The Public House Company Limited

The Public House Investment Company Limited

The Public House Trading Company Limited

Union Property Corporation Limited

Varot Limited

Woking Peacocks Limited

Zartin Limited



Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Past directorships for Robert Edward Bowden

Broadgate Phase 12 Limited (29-Sep-1998)  
BVP Developments Limited (14-Jun-1999)  
BVP Investments Limited (14-Jun-1999)  
BVP Management Company Limited (14-Jun-1999)  
BVP Properties Limited (14-Jun-1999)  
Central Team Property Management Company Limited (02-Feb-1996)  
CLCR Limited (23-Jun-1997)  
Conrad Ritblat Residential Properties Limited (23-May-1996)  
Palmcell II Limited (31-Dec-1997)  
Palmcell Limited (17-Jul-1996)  
The Second Conrad Ritblat Residential Properties PLC (23-May-1996)

Current directorships for Anthony Braine

The Brunel Centre Limited

Past directorships for Anthony Braine

Cityharbour Management Company Limited (31-Mar-1996)

Current directorships for Cyril Metliss

175 Bishopsgate Limited  
Bayeast Property Company Limited  
BL (SP) Properties PLC (in members' voluntary liquidation)  
BL Fraser Limited  
BL Rank Properties Limited  
BL Universal PLC  
BLRP Finance Limited  
BLRP Limited

**Company Number** 1526447**Company Name in full** Finsbury Avenue Estates PLC

BLT Properties Limited

BLU (BC) Limited

BLU (CV) Limited

BLU (G) Limited

BLU (M) Limited

BLU (NCG) Limited

BLU (Walsall) Limited

BLU Estates Limited

BLU Holdings Limited

BLU Investments Limited

BLU Management Services Limited

BLU Properties Limited

BLU Property Management Limited

BLU Securities Limited

Broadgate Court Investments Limited

Broadgate Phase 12 Limited

Broadgate Plaza Limited

Broadgate Square Limited

BVP Developments Limited

BVP Investments Limited

BVP Management Company Limited

BVP Plot D2 Limited

BVP Plot D3 Limited

BVP Plot G Limited

BVP Plot I (1) Limited

BVP Properties Limited

Cavendish-Woodhouse (Holdings) Limited

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Chatsworth Investments (1988) Limited

Cheshire Properties Limited

Exchange House Holdings Limited

Four Broadgate Limited

Jason Estates Limited

Kentish Hotels Limited

Moorage (Property Developments) Limited

Morrisons Holdings Limited

Nybil Limited

Six Broadgate Limited

TBL (Ferndown) Limited

The Exchange Place Proprietors, Limited

The Liverpool Exchange Company Limited

Union Property Corporation Limited

Varot Limited

Woking Peacocks Limited

Zartin Limited

Past directorships for Cyril Metliss

BL (SP) (Oxford Street) Limited (15-Apr-1998)

BL (SP) Corporation Limited (15-Apr-1998)

BL (SP) Europe Limited (15-Apr-1998)

BL (SP) Finance Limited (15-Apr-1998)

BL (SP) Group Limited (15-Apr-1998)

BL (SP) Projects Limited (15-Apr-1998)

BL (SP) Property Developments Limited (15-Apr-1998)

BL (SP)(Red Lion Square) Limited (15-Apr-1998)

Broadgate Circle Management Limited (16-Jul-1999)

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Broadgate Management (Bishopsgate) Limited (16-Jul-1999)

Broadgate Phase 12 Limited (29-Sep-1998)

Candido Property Developments Limited (20-Apr-1998)

Capital & Rural Properties Limited (dissolved 15/4/98) (15-Apr-1998)

Daytime Land Acquisitions Limited (15-Apr-1998)

Euston Centre Investments Limited (19-May-1999)

Friendly Lodges (UK) Limited (30-Apr-1997)

Glencourt Properties Limited (31-Dec-1995)

Current directorships for John Henry Ritblat

155 Bishopsgate Limited

175 Bishopsgate Holdings Limited

175 Bishopsgate Limited

Bayeast Property Company Limited

British Library Board

British Property Federation

Broadgate (AMA) Limited

Broadgate (Phase 3) Public Limited Company (in liquidation)

Broadgate (PHC 3a) Limited

Broadgate Business Centre Limited

Broadgate City PLC

Broadgate Court Investments Limited

Broadgate Estate Management Limited

Broadgate Exchange Square Limited

Broadgate Interior Construction Limited

Broadgate Investment Holdings Limited

Broadgate Phase 13 Limited

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Broadgate Property Management Limited

Broadgate Square Limited

Broadwind Investments Limited (In liquidation)

Capital and Countries Freehold Equity Trust Limited

Chardwick Investments Limited

Conrad Ritblat & Co Limited

Exchange House Holdings Limited

Exchange House Investments Limited

Four Broadgate Limited

GAM Sterling Special Bond Fund Inc.

Jason Estates Limited

Kentish Hotels Limited

Milner Estates plc

Milner Group Properties Limited

Moorage (Property Developments) Limited

Six Broadgate Limited

The Hall School Trust Limited

The Liverpool Exchange Company Limited

The Weizmann Institute Foundation Limited

Turnlock Securities Limited

Union Property Corporation Limited

Varot Limited

Past directorships for John Henry Ritblat

Broadgate Phase 12 Limited (29-Sep-1998)

BVP Developments Limited (14-Jun-1999)

BVP Investments Limited (14-Jun-1999)

BVP Management Company Limited (14-Jun-1999)

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

BVP Properties Limited (14-Jun-1999)

Current directorships for Nicholas Simon Jonathan Ritblat

155 Bishopsgate Limited

175 Bishopsgate Holdings Limited

175 Bishopsgate Limited

Bayeast Property Company Limited

BL Universal PLC

BLU Estates Limited

BLU Holdings Limited

BLU Investments Limited

BLU Property Management Limited

BLU Securities Limited

Broadgate (AMA) Limited

Broadgate (Phase 3) Public Limited Company (in liquidation)

Broadgate (PHC 3a) Limited

Broadgate Business Centre Limited

Broadgate Circle Management Limited

Broadgate City PLC

Broadgate Court Investments Limited

Broadgate Estate Management Limited

Broadgate Exchange Square Limited

Broadgate Interior Construction Limited

Broadgate Investment Holdings Limited

Broadgate Management (Bishopsgate) Limited

Broadgate Phase 13 Limited

Broadgate Property Management Limited

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Broadgate Square Limited

Broadwind Investments Limited (in liquidation)

Cavendish-Woodhouse (Holdings) Limited

Chatsworth Investments (1988) Limited

Exchange House Holdings Limited

Exchange House Investments Limited

Four Broadgate Limited

Investment Property Forum

Jason Estates Limited

Kentish Hotels Limited

Moorage (Property Developments) Limited

Morrisons Holdings Limited

Six Broadgate Limited

The Exchange Place Proprietors, Limited

The Institute of Jewish Studies

The Liverpool Exchange Company Limited

Turnlock Securities Limited

Union Property Corporation Limited

Varot Limited

Past directorships for Nicholas Simon Jonathan Ritblat

173 Sutherland Avenue Limited (11-Aug-1998)

BL (SP) (Oxford Street) Limited (10-Oct-1997)

BL (SP) Corporation Limited (10-Oct-1997)

BL (SP) Europe Limited (10-Oct-1997)

BL (SP) Finance Limited (10-Oct-1997)

BL (SP) Group Limited (10-Oct-1997)

BL (SP) Projects Limited (10-Oct-1997)

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

BL (SP) Properties PLC (in members' voluntary liquidation) (10-Oct-1997)

BL (SP) Property Developments Limited (10-Oct-1997)

BL (SP)(Red Lion Square) Limited (10-Oct-1997)

Broadgate Phase 12 Limited (29-Sep-1998)

BVP Developments Limited (14-Jun-1999)

BVP Investments Limited (14-Jun-1999)

BVP Management Company Limited (14-Jun-1999)

BVP Properties Limited (14-Jun-1999)

Candido Property Developments Limited (10-Oct-1997)

Capital & Rural Properties Limited (dissolved 15/4/98) (10-Oct-1997)

Daytime Land Acquisitions Limited (10-Oct-1997)

Current directorships for John Harry Weston Smith

155 Bishopsgate Limited

175 Bishopsgate Holdings Limited

175 Bishopsgate Limited

Bayeast Property Company Limited

BL Rank Properties Limited

BLRP Finance Limited

Broadgate (AMA) Limited

Broadgate (Phase 3) Public Limited Company (in liquidation)

Broadgate (PHC 3a) Limited

Broadgate Business Centre Limited

Broadgate Circle Management Limited

Broadgate City PLC

Broadgate Court Investments Limited

Broadgate Estate Management Limited



Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Broadgate Exchange Square Limited  
Broadgate Interior Construction Limited  
Broadgate Investment Holdings Limited  
*Broadgate Management (Bishopsgate) Limited*  
Broadgate Phase 13 Limited  
Broadgate Property Management Limited  
Broadgate Square Limited  
Broadwind Investments Limited (in liquidation)  
Capital and Countries Freehold Equity Trust Limited  
Exchange House Holdings Limited  
*Exchange House Investments Limited*  
Exchange Square Management Limited  
Four Broadgate Limited  
Jason Estates Limited  
Kentish Hotels Limited  
Moorage (Property Developments) Limited  
Six Broadgate Limited  
*St. Christophers School (Hampstead) Limited*  
The Brunel Centre Limited  
The Liverpool Exchange Company Limited  
The Public House Company Limited  
The Public House Investment Company Limited  
The Public House Trading Company Limited  
Turnlock Securities Limited  
*Union Property Corporation Limited*  
Varot Limited

Past directorships for John Harry Weston Smith

Form 363a continuation sheet

Company Number 1526447

Company Name in full Finsbury Avenue Estates PLC

Broadgate Phase 12 Limited (29-Sep-1998)

BVP Developments Limited (14-Jun-1999)

BVP Investments Limited (14-Jun-1999)

BVP Management Company Limited (14-Jun-1999)

BVP Properties Limited (14-Jun-1999)

Glencourt Properties Limited (31-Dec-1994)