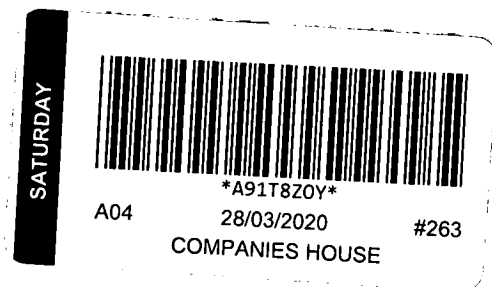


Registration number: 02149495

Vintners' Place Limited

Unaudited Financial Statements
for the Year Ended 31 December 2019



Vintners' Place Limited

(Registration number: 02149495)

Balance Sheet as at 31 December 2019

	Note	31 December 2019 £	31 December 2018 £
Current assets			
Debtors	2	37,483,231	37,483,231
Creditors due within one year	3	(4,853,065)	(4,853,065)
Net current assets		32,630,166	32,630,166
Total assets less current liabilities		32,630,166	32,630,166
Creditors due after more than one year		(30,000,000)	(30,000,000)
Net assets		2,630,166	2,630,166
Capital and reserves			
Share capital	4	15,800,200	15,800,200
Share premium reserve		43,015,664	43,015,664
Profit and loss account		(56,185,698)	(56,185,698)
Total shareholders' funds		2,630,166	2,630,166

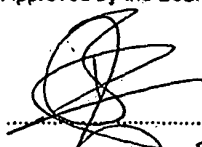
For the financial year ending 31 December 2019 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- The members have not 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; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 24/3/2020 and signed on its behalf by:



B GROSE

Director

The notes on pages 2 to 3 form an integral part of these financial statements.

Vintners' Place Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2019

1 Accounting policies

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101").

In preparing these financial statements, the company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The financial statements have been prepared under the historical cost convention. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

Profit and loss

No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

Debtors

Trade and other debtors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate. The Company calculates the expected credit loss for debtors based on lifetime expected credit losses under the IFRS 9 simplified approach.

Creditors

Trade and other creditors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate.

2 Debtors

	31 December 2019 £	31 December 2018 £
Amounts due from related parties	<u>37,483,231</u>	<u>37,483,231</u>
	<u>37,483,231</u>	<u>37,483,231</u>

Debtors from related parties relate to amounts due from group companies which are repayable on demand. There is no interest charged on these balances.

3 Creditors due within one year

	31 December 2019 £	31 December 2018 £
Amounts due to related parties	<u>4,853,065</u>	<u>4,853,065</u>
	<u>4,853,065</u>	<u>4,853,065</u>

Vintners' Place Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2019 (continued)

3 Creditors due within one year (continued)

Amounts due to related parties relate to amounts owed to group companies which are repayable on demand. Interest is charged on these balances in accordance with the group policy on intercompany loan accounts.

4 Share capital

Allotted, called up and fully paid shares

	No.	31 December 2019 £	No.	31 December 2018 £
Ordinary shares of £1 each	15,800,200	15,800,200	15,800,200	15,800,200
Non-voting 2% cumulative redeemable preference shares of £1 each	30,000,000	30,000,000	30,000,000	30,000,000
	<u>45,800,200</u>	<u>45,800,200</u>	<u>45,800,200</u>	<u>45,800,200</u>

Redeemable preference shares

The Non-voting 2% cumulative redeemable preference shares are redeemable. They are redeemable at £1 per share and carry no voting rights.

5 Parent and ultimate parent undertaking

The immediate parent company is Wates City of London Properties Limited.

The British Land Company PLC is the smallest and largest group for which group financial statements are available and which include the company. The ultimate holding company and controlling party is The British Land Company PLC. Group financial statements for this company are available on request from British Land, York House, 45 Seymour Street, London, W1H 7LX.