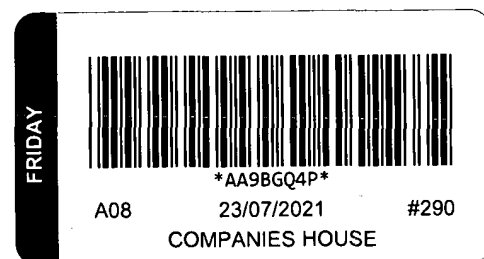


Company Registration No. 02165640

STOW LIMITED

Report and Unaudited Financial Statements

Year ended 31 December 2020



STOW LIMITED

Report and financial statements Contents

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STOW LIMITED

Report and financial statements Officers

Directors J R Milne
S T Mainee

Secretary S T Mainee

Registered Office 86 Brook Street
London W1K 5AY

STOW LIMITED

Strategic report

Review of the business

The Company has been dormant as defined in section 1169 of the Companies Act 2006 throughout the year and preceding financial year. It is anticipated the Company will remain dormant for the foreseeable future. Key performance indicators are not considered necessary for an understanding of the development, performance or position of the business of the Company. There are no risks or uncertainties facing the Company including those within the context of the use of financial instruments.

Approved by the Board of Directors
and signed on behalf of the Board



.....
S T Mainee
Company Secretary

Dated 22 July 2021

Registered Office:
86 Brook Street
London W1K 5AY

STOW LIMITED

Director's report

The directors present their annual report and the unaudited financial statements for the year ended 31 December 2020.

Directors

The directors who served the Company during the year were as follows:

J R Milne

S T Mainee

The Company is a wholly owned subsidiary and interests of the group directors are disclosed in the financial statements of the parent company.

Approved by the Board of Directors
and signed on behalf of the Board



.....
S T Mainee
Company Secretary

Dated *22* July 2021

Registered office:
86 Brook Street
London W1K 5AY

STOW LIMITED

Profit and loss account Year ended 31 December 2020

	Note	2020 £	2019 £
Turnover	1	0	0
Administrative expenses		0	0
		<hr/>	<hr/>
Profit on ordinary activities before taxation		0	0
Tax on profit on ordinary activities	4	0	0
		<hr/>	<hr/>
Profit on ordinary activities after taxation for the financial year		0	0
		<hr/> <hr/>	<hr/> <hr/>

All of the activities of the Company are classed as continuing.

The Company has no recognised gains or losses other than the results for the year as set out above.

STOW LIMITED

Balance sheet

As at 31 December 2020

	Note	2020 £	2019 £
Current assets			
Debtors	5	17,456,156	17,456,156
Creditors: amounts falling due after more Than one year	6	(6,279,088)	(6,279,088)
NET ASSETS		<u>11,177,068</u>	<u>11,177,068</u>
Capital and reserves			
Called up share capital	9	7,000,000	7,000,000
Share premium account		3,000,000	3,000,000
Profit and loss account	10	<u>1,177,068</u>	<u>1,177,068</u>
Shareholders' funds	11	<u>11,177,068</u>	<u>11,177,068</u>

Stow Limited (registered number 02165640) did not trade during the current or preceding period and has made neither a profit nor a loss, nor any other items of comprehensive income. Stow Limited is a dormant company, as defined by the Companies Act 2006, and has therefore elected to retain its accounting policies for reported assets, liabilities and equity at the date of transition to FRS 102 in accordance with the transition provisions in paragraph 35.10 in FRS 102.

For the year ending 31 December 2020 the company was entitled to exemption from audit under Section 480 of the Companies Act 2006 relating to dormant companies.

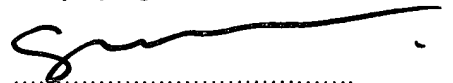
The members have not required the company to obtain an audit of its accounts for the year in question in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These financial statements on pages 4 to 7 were approved and authorised for issue by the Board of Directors on **22** July 2021.

Signed on behalf of the Board of Directors

Company registration number: 02165640



S T Mainee

Director

Dated **22** July 2021

STOW LIMITED

Notes to the financial statements

Year ended 31 December 2020

1. Accounting policies

The financial statements are prepared in accordance with applicable United Kingdom accounting standards. The particular accounting policies adopted are described below.

Accounting convention

The financial statements are prepared under the historical cost convention.

Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No. 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the Company is wholly owned and its parent publishes a consolidated cash flow statement.

Turnover

The Company did not trade during the year and received no income.

2. Operating profit

	2020	2019
	£	£
Operating profit is after charging		
Directors emoluments	0	0

3. Particulars of Employees

The Company had no employees during the current and preceding year. No emoluments were payable to the directors of the Company during the current and preceding year.

4. Tax on profit on ordinary activities

The Company has not traded in the year; consequently there is no tax charge.

5. Debtors

	2020	2019
	£	£
Amounts owed by group undertakings	17,456,156	17,456,156

The debtors above include the following falling due after more than one year:

	2020	2019
	£	£
Amounts owed by group undertakings	17,456,156	17,456,156

6. Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Amounts owed to group undertakings	6,279,088	6,279,088

Loan maturity

	2020	2019
	£	£
In more than one year but not more than five years	6,279,088	6,279,088

STOW LIMITED

Notes to the financial statements

Year ended 31 December 2020

7. Derivatives

The Company has no financial instruments that fall to be disclosed as derivatives.

8. Related Party Transactions

The cost of the annual return fee was borne by the Company's parent company without any right of reimbursement.

9. Called up share capital

	2020 £	2019 £
Authorised:		
2,700,000 Ordinary A shares of £1 each	2,700,000	2,700,000
4,300,000 Ordinary B shares of £1 each	4,300,000	4,300,000
	<u>7,000,000</u>	<u>7,000,000</u>
Called up, allotted and fully paid		
2,700,000 Ordinary A shares of £1 each	2,700,000	2,700,000
4,300,000 Ordinary B shares of £1 each	4,300,000	4,300,000
	<u>7,000,000</u>	<u>7,000,000</u>

The Ordinary A shares and Ordinary B shares rank pari passu with regards to all rights'.

10. Profit and loss account

	2020 £	2019 £
Balance brought forward	1,177,068	1,177,068
Profit for the financial year	0	0
	<u>1,177,068</u>	<u>1,177,068</u>

11. Reconciliation of Movements in Shareholders' Funds

	2020 £	2019 £
Opening shareholders' funds	11,177,068	11,177,068
Profit for the financial year	0	0
	<u>11,177,068</u>	<u>11,177,068</u>

12. Ultimate parent company

The Company is a wholly owned subsidiary of Stow Real Estate plc. The directors regard Stow Capital Partners Limited, a company registered in Bermuda, as the ultimate parent company.

The Board is not aware that the Company has a controlling party.