

Registration number: 02236968

Property Portfolio (No 11)

Annual Report and Unaudited Financial Statements

for the Year Ended 30 September 2017

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Property Portfolio (No 11)

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Property Portfolio (No 11)

Company Information

Director	S J Bayliss
Registered office	5TH Floor Festival House Jessop Avenue Cheltenham Gloucestershire GL50 3SH

Property Portfolio (No 11)

Director's Report for the Year Ended 30 September 2017

The Director presents his report and the financial statements for the year ended 30 September 2017.

The company has been dormant, as defined in section 1169 of the Companies Act 2006, throughout the current year and prior period. It is anticipated that the company will remain dormant for the foreseeable future.

Directors of the Company

The director who held office during the year was as follows:

S Reents (resigned 24 October 2017)

The following director was appointed after the year end:

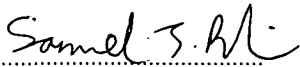
S J Bayliss (appointed 13 October 2017)

Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

A strategic report has not been prepared, taking advantage of the exemption in s414B of the Companies Act 2006.

Approved by the Board on 15 June 2018 and signed on its behalf by:



S J Bayliss
Director

Property Portfolio (No 11)
(Registration number: 02236968)
Balance Sheet as at 30 September 2017

	Note	30 September 2017 £	30 September 2016 £
Current assets			
Debtors	3	<u>2</u>	<u>2</u>
Capital and reserves			
Called up share capital	4	<u>2</u>	<u>2</u>
Total equity		<u>2</u>	<u>2</u>

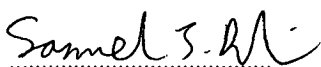
For the financial year ending 30 September 2017 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Director's 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; and
- The director acknowledges his 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 and authorised by the director on 15 June 2018



S J Bayliss
Director

Property Portfolio (No 11)

Notes to the Financial Statements for the Year Ended 30 September 2017

1 General information

The company is a private company incorporated in England & Wales.

The address of its registered office is:

5TH Floor Festival House

Jessop Avenue

Cheltenham

Gloucestershire

GL50 3SH

United Kingdom

These financial statements were authorised for issue by the director on 15 June 2018.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Basis of preparation

These financial statements have been prepared using the historical cost convention.

3 Debtors

	30 September 2017	30 September 2016
	£	£
Amounts owed by related parties	<u>2</u>	<u>2</u>

4 Share capital

Allotted, called up and fully paid shares

	30 September 2017		30 September 2016	
	No.	£	No.	£
Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

Property Portfolio (No 11)

Notes to the Financial Statements for the Year Ended 30 September 2017 (continued)

5 Obligations under leases and hire purchase contracts

Operating leases

The total of future minimum lease payments is as follows:

	2017 £	2016 £
Not later than one year	162,500	162,500
Later than one year and not later than five years	650,000	650,000
Later than five years	605,813	768,313
	<u>1,418,313</u>	<u>1,580,813</u>

6 Parent and ultimate parent undertaking

The company's immediate parent is Property Portfolio (No 3) Limited, incorporated in England & Wales.

The ultimate parent is Steinhoff International Holdings N.V., incorporated in The Netherlands.

The most senior parent entity producing publicly available financial statements is Steinhoff International Holdings N.V.. These financial statements are expected to be available upon request from www.steinhoffinternational.com, but they have not yet been released.

Relationship between entity and parents

The parent of the largest group in which these financial statements are consolidated is Steinhoff International Holdings N.V., incorporated in The Netherlands.

The address of Steinhoff International Holdings N.V. is:

Herengracht 466,
1017 CA Amsterdam,
The Netherlands

Consolidated accounts are expected to be available from www.steinhoffinternational.com, but they have not yet been released.

The parent of the smallest group in which these financial statements are consolidated is Steinhoff UK Holdings Limited, incorporated in England & Wales.

The address of Steinhoff UK Holdings Limited is:

5th Floor, Festival House,
Jessop Avenue,
Cheltenham,
GL50 3SH

Consolidated accounts are expected to be available from Companies House, but they have not yet been released.