

**REGISTERED NUMBER: 02350937 (England and Wales)**

**Report of the Directors and  
Financial Statements  
for the Year Ended 31 December 2019  
for  
Arlington Business Parks (Reading)  
Management Limited**

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for the Year Ended 31 December 2019**

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**Arlington Business Parks (Reading)  
Management Limited**

**Company Information  
for the Year Ended 31 December 2019**

**DIRECTORS:**

P C Chapman  
C J Taylor  
R L Hart  
Miss V Mann

**SECRETARY:**

Ms A Wellman

**REGISTERED OFFICE:**

Fourth Floor,  
Minton Place  
Station Road  
Swindon  
SN1 1DA

**REGISTERED NUMBER:**

02350937 (England and Wales)

**AUDITORS:**

Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
4th Floor  
167 Fleet Street  
London  
EC4A 2EA

**Arlington Business Parks (Reading)  
Management Limited (Registered number: 02350937)**

**Report of the Directors  
for the Year Ended 31 December 2019**

The directors present their report with the financial statements of the company for the year ended 31 December 2019.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of management and maintenance of Arlington Business Park, Theale, Reading. No change to the activity of the Company is anticipated.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 January 2019 to the date of this report.

P C Chapman

R L Hart (Alternate director to P C Chapman up to 30 November 2019, director from 30 November 2019)

C J Taylor

Other changes in directors holding office are as follows:

H Evans (Alternate director to S J Newton) resigned 30 November 2019

S J Newton resigned 30 November 2019

V E Mann appointed 25 February 2020

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors 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 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;
- 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.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**AUDITORS**

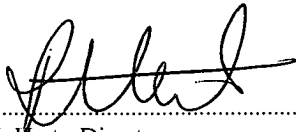
The auditors, Elliotts Shah, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**Arlington Business Parks (Reading)  
Management Limited (Registered number: 02350937)**

**Report of the Directors  
for the Year Ended 31 December 2019**

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD:**

A handwritten signature in black ink, appearing to be 'R L Hart', written over a dotted line.

R L Hart - Director

Date: 24/7/20

**Report of the Independent Auditors to the Members of  
Arlington Business Parks (Reading)  
Management Limited**

**Opinion**

We have audited the financial statements of Arlington Business Parks (Reading) Management Limited (the 'company') for the year ended 31 December 2019 which comprise the Income Statement, Balance Sheet and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

**Report of the Independent Auditors to the Members of  
Arlington Business Parks (Reading)  
Management Limited**

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

**Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**Auditors' responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Nathalie Yip (Senior Statutory Auditor)  
for and on behalf of Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
4th Floor  
167 Fleet Street  
London  
EC4A 2EA

Date: 23/7/2000

**Arlington Business Parks (Reading)  
Management Limited (Registered number: 02350937)**

**Income Statement  
for the Year Ended 31 December 2019**

	2019 £	2018 £
<b>SERVICE CHARGE RECEIVABLE</b>	655,839	668,243
Service Charge Expenditure	<u>656,071</u>	<u>668,313</u>
<b>GROSS LOSS</b>	(232)	(70)
<b>OPERATING LOSS</b>	(232)	(70)
Interest receivable and similar income	<u>286</u>	<u>86</u>
<b>PROFIT BEFORE TAXATION</b>	54	16
Tax on profit	<u>54</u>	<u>16</u>
<b>PROFIT FOR THE FINANCIAL YEAR</b>	<u><u>-</u></u>	<u><u>-</u></u>

The notes form part of these financial statements




**Arlington Business Parks (Reading)  
Management Limited (Registered number: 02350937)**

**Balance Sheet  
31 December 2019**

	Notes	2019 £	2018 £
<b>CURRENT ASSETS</b>			
Debtors	4	294,936	143,914
Cash at bank		167,939	1,738
		<u>462,875</u>	<u>145,652</u>
<b>CREDITORS</b>			
Amounts falling due within one year	5	462,759	145,536
		<u>462,759</u>	<u>145,536</u>
<b>NET CURRENT ASSETS</b>		<u>116</u>	<u>116</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>116</u>	<u>116</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	6	116	116
<b>SHAREHOLDERS' FUNDS</b>		<u>116</u>	<u>116</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 23/7/2020 and were signed on its behalf by:

  
.....  
R L Hart - Director

The notes form part of these financial statements

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

**1. STATUTORY INFORMATION**

Arlington Business Parks (Reading) Management Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Going concern**

The financial statements have been prepared using the going concern basis of accounting.

**Turnover**

Service charge receivable is recognised based on the agreed annual budget for park management costs which is charged to the freeholders on a quarterly basis. This is adjusted for any over/under spending at year end. Service charge receivable is recognised exclusive of value added tax.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Cash flow statement**

The company has taken advantage of the exemption available in FRS102 Section 1A for small companies not to prepare a cash flow statement.

**Trade and other debtors**

Trade and other debtors that are receivable within one year and do not constitute a financing transaction are recorded at the undiscounted amount expected to be received, net of impairment.

**Trade and other creditors**

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

**Accrued income**

Income is accrued when there is an overspend compared to the annual budget notified to the freeholders.

**Deferred income**

Income is deferred when park management fees are billed in advance in respect of the subsequent years and when there is an underspend compared to the annual budget to the freeholders.

**3. EMPLOYEES AND DIRECTORS**

No Directors received any emoluments during the year for their services as directors (2018: £nil).

The company has no employees (2018: none). All staff requirements are provided by Workman LLP or Workman Facilities Management Limited.

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 December 2019**

**4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019	2018
	£	£
Trade debtors	277,677	59,457
Other debtors	17,259	84,457
	<u>294,936</u>	<u>143,914</u>

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019	2018
	£	£
Trade creditors	-	86,014
Taxation and social security	46,470	16
Other creditors	416,289	59,506
	<u>462,759</u>	<u>145,536</u>

**6. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2019	2018
			£	£
2	'A' ordinary shares of £1 each	1	2	2
114	'B' ordinary shares of £1 each	1	114	114
			<u>116</u>	<u>116</u>

The 'A' shares are held by Luxx Arlington S.A.R.L. during the development stage and until the business park is fully developed.

'A' and 'B' shareholders have no entitlement to any dividend from the company. 'A' and 'B' ordinary shares have equal rights upon winding up of the company.

'B' shares are issued to the freeholders in proportion to the acres of business park they acquire.

Until 'B' shares have been allotted to freeholders in respect of the whole of the park, the holder of an 'A' share shall on a poll have that number of votes equal to the number of 'A' ordinary shares and 'B' ordinary shares in aggregate and thereby retain ultimate control of the company.

Once 'B' shares have been allotted in respect of the whole of the business park 'B' ordinary shares gain full voting rights and 'A' ordinary shares no longer carry any rights to receive notice of or attend and vote at any Annual General Meeting of the company.

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2019**

**7. RELATED PARTY DISCLOSURES**

During the year the company provided park management services to Luxx Arlington S.A.R.L. of £446,641 (2018: £381,613). The company also paid services to Luxx Arlington S.A.R.L. of £nil (2018: £1,849).

A number of directors of the company who are also members of Workman LLP and/or directors of Workman Facilities Management Limited, provided business park management services and staff services to the company at arm's length of £166,949 (2018: £152,794)

Included in trade debtors is an amount owed by Luxx Arlington S.A.R.L of £188,804 (2018: £58,842).

Included in trade creditors is an amount of £Nil (2018: £39,928) owed to Workman LLP and Workman Facilities Management Limited.

**8. ULTIMATE CONTROLLING PARTY**

In the year, the directors regarded Luxx Arlington S.A.R.L. as the ultimate parent and controlling party, by virtue of the fact that it held 100% of the 'A' ordinary shares.

Luxx Arlington S.A.R.L., as of 25 February 2020, is under the ultimate control of CapitaLand Limited resident in Singapore, and therefore the directors regard CapitaLand Limited as the ultimate parent and controlling party.