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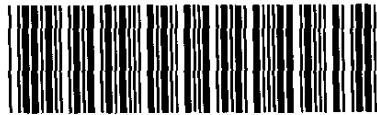
SHOWART LIMITED

Registered No. 2500726

Report and Accounts

31 December 2019

THURSDAY



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24/12/2020

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COMPANIES HOUSE

Showart Limited

Registered No. 2500726

DIRECTORS

M A Phayre-Mudge
J L Elliott

SECRETARY

Link Company Matters Limited
6th Floor
65 Gresham Street
London
EC2V 7NQ

REGISTERED OFFICE

3rd Floor
11-12 Hanover Street
London
W1S 1YQ

DIRECTORS' REPORT

The directors present their report and accounts for the year ended 31 December 2019.

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The Company did not trade during the year and did not incur any expenses.

The Company has passed Elective Resolutions pursuant to Sections 252, 366A and 386 of the Companies Act 1985 ('the Act') to dispense with the holding of Annual General Meetings, the laying of the Annual Report and Accounts before general meetings and the obligation to appoint auditors annually.

DIRECTORS AND THEIR INTERESTS

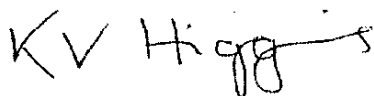
The directors of the Company during the year ended 31 December 2019 are listed on page 1.

No director had any interests in the share capital of the Company.

The interests of the directors in the share capital of TR Property Investment Trust plc, the ultimate holding company, at 1 January 2019 and 31 December 2019, are shown below:

	31 December 2019 Ordinary Shares of 25p	1 January 2019 Ordinary Shares of 25p
J L Elliott	23,140	23,140
M A Phayre-Mudge	297,192	297,192

By order of the Board



Mrs K V Higgins
For and on behalf of
Link Company Matters Limited
Secretary

17 December 2020

Registered No. 2500726
Showart Limited

BALANCE SHEET
at 31 December 2019

	<i>Notes</i>	<i>2019</i> £	<i>2018</i> £
CURRENT ASSETS			
Debtors	2	2	2
		<u> </u>	<u> </u>
CAPITAL AND RESERVES			
Called up share capital	3	2	2
Profit and loss account		—	—
		<u> </u>	<u> </u>
SHAREHOLDERS' FUNDS	4	2	2
		<u> </u>	<u> </u>

The Company has not traded during the year to 31 December 2019 or the previous year and no profit and loss account has therefore been prepared. There have been no recognised gains or losses in either year.

For the year ended 31 December 2019 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

In order to facilitate the adoption of this exemption, TR Property Investment Trust plc, the ultimate parent company, has provided a guarantee under section 479C of the Companies Act 2006 in respect of the Company.

Directors' responsibilities:

- the members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476;
- 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 were approved by the board on 17 December 2020.



J L Elliott
Director

Showart Limited

NOTES TO THE ACCOUNTS at 31 December 2019

1. BASIS OF ACCOUNTING

The accounts have been prepared under the historical cost basis of accounting and in accordance with United Kingdom accounting standards.

2. DEBTORS

	2019	2018
	£	£
Amounts due from group undertaking	2	2
	<u>2</u>	<u>2</u>

3. CALLED UP SHARE CAPITAL

	<i>Authorised</i>		<i>Issued, but not paid up</i>	
	2019	2018	2019	2018
	No.	No.	£	£
Ordinary shares of £1 each	1,000	1,000	2	2
	<u>1,000</u>	<u>1,000</u>	<u>2</u>	<u>2</u>

4. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2019	2018
	£	£
Balance brought forward and carried forward	2	2
	<u>2</u>	<u>2</u>

5. ULTIMATE PARENT COMPANY

At 31 December 2019, the parent company was Trust Union Properties (Number Twenty-Three) Limited, a company registered in England. The ultimate parent company at that date was TR Property Investment Trust plc, a company registered in England. Copies of the accounts of TR Property Investment Trust plc are available from the Company Secretary, 65 Gresham Street, London, EC2V 7NQ.