

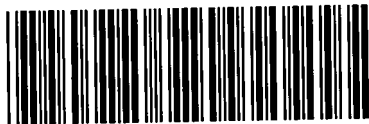
SHOWART LIMITED

Registered No. 2500726

Report and Accounts

31 December 2017

TUESDAY



LD2 *L7F75A29* #55
25/09/2018
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 2016.

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

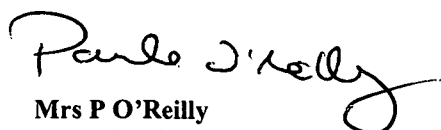
The directors of the Company during the year ended 31 December 2016 are listed on page 1.

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 2016 and 31 December 2016, are shown below:

	31 December 2017	1 January 2017
	Ordinary Shares	Ordinary Shares
	of 25p	of 25p
J L Elliott	23,140	23,140
M A Phayre-Mudge	297,192	297,192

By order of the Board



Mrs P O'Reilly
For and on behalf of
Link Company Matters Limited
Secretary

24 September 2018

BALANCE SHEET
at 31 December 2017

	Notes	2017 £	2016 £
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 2017 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 2017, the Company was entitled to exemption under section 480(1) of the Companies Act 2006.

Members have not required the Company to obtain an audit in accordance with section 476(1) of the Companies Act 2006.

The directors acknowledge their responsibility for:

- Ensuring the Company keeps accounting records which comply with section 386; and
- Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

These accounts were approved by the Board of Directors and signed on their behalf on 24 September 2018.



J L Elliott
Director

NOTES TO THE ACCOUNTS
at 31 December 2017

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

	<i>2017</i>	<i>2016</i>
	<i>£</i>	<i>£</i>
Amounts due from group undertaking	2	2
	<u> </u>	<u> </u>

3. CALLED UP SHARE CAPITAL

	<i>2017</i>	<i>Authorised</i>	<i>Issued, but not paid up</i>	<i>2016</i>
	<i>No.</i>	<i>No.</i>	<i>2017</i>	<i>2016</i>
			<i>£</i>	<i>£</i>
Ordinary shares of £1 each	1,000	1,000	2	2
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

4. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	<i>2017</i>	<i>2016</i>
	<i>£</i>	<i>£</i>
Balance brought forward and carried forward	2	2
	<u> </u>	<u> </u>

5. ULTIMATE PARENT COMPANY

At 31 December 2017, 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.