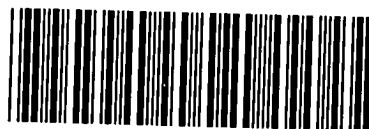


Company Registration No: 02891085

PROXIMA PROPERTY INVESTMENTS LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

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COMPANIES HOUSE

PROXIMA PROPERTY INVESTMENTS LIMITED

DIRECTORS AND OFFICERS

DIRECTORS

W K Procter
C C McGill

SECRETARY

P A Hallam

REGISTERED OFFICE

Berkeley House
304 Regents Park Road
London
N3 2JX

PROXIMA PROPERTY INVESTMENTS LIMITED

DIRECTORS' REPORT

The directors submit their report and the financial statements for the year ended 31 December 2018.

Principal Activities

The company did not trade during the year and has made neither a profit nor a loss.

Business review and future developments

The directors are satisfied with the financial position of the company at the year end.

Directors

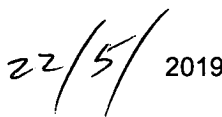
The directors who served during the year were as follows

W K Procter
C C McGill

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

By order of the Board:

C C McGill
Director


 2019

PROXIMA PROPERTY INVESTMENTS LIMITED

STATEMENT OF FINANCIAL POSITION
(Company Registration Number: 02891085)

AT 31 DECEMBER 2018

	Notes	2018 £	2017 £
Current assets			
Debtors	2	548,863	548,863
Creditors: Amounts falling due within one year	3	(1,997)	(1,997)
Net current assets		546,866	546,866
Net assets		546,866	546,866
Capital and reserves			
Called up share capital	4	100	100
Profit and loss account		546,766	546,766
Total equity		546,866	546,866

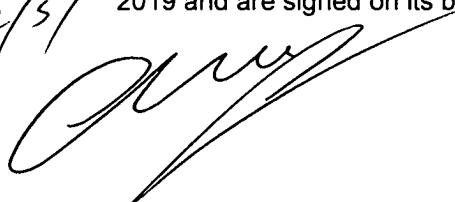
For the year ending 31 December 2018 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies and its members have not required the company to obtain an audit of its financial statements for the Year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 3 to 5 were approved by the board of directors and authorised for issue on 22/5/2019 and are signed on its behalf by:

C C McGill
Director



PROXIMA PROPERTY INVESTMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2018

	Share capital £	Profit and loss account £	Total £
Balance at 1 January 2017	100	546,766	546,866
Total comprehensive income for the year	-	-	-
Balance at 31 December 2017	<u>100</u>	<u>546,766</u>	<u>546,866</u>
Total comprehensive income for the year	-	-	-
Balance at 31 December 2018	<u><u>100</u></u>	<u><u>546,766</u></u>	<u><u>546,866</u></u>

PROXIMA PROPERTY INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

1. Accounting policies

Company information

Proxima Property Investments Limited ("the Company") is a limited company domiciled and incorporated in England. The address of the Company's registered office and principal place of business is Berkeley House, 304 Regents Park Road, London, N3 2JX. The principal activity of the company during the year was that of a dormant company.

1.1 Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

1.2 Profit and loss account

The company did not trade in the year and has made neither a profit nor a loss. Accordingly, no profit and loss account is presented as part of these financial statements.

2. Debtors

	2018 £	2017 £
Amounts due from fellow subsidiary undertakings	542,184	542,184
Amounts due from related parties	6,678	6,678
Other debtors	1	1
	<u>548,863</u>	<u>548,863</u>

3. Creditors: amounts falling due within one year

	2018 £	2017 £
Accruals and deferred income	1,997	1,997
	<u>1,997</u>	<u>1,997</u>

3. Share capital

	2018 £	2017 £
Equity:		
Allotted, issued and fully paid:		
100 ordinary shares of £1	100	100
	<u>100</u>	<u>100</u>

4. Parent company, ultimate holding company and ultimate controlling party

The company's immediate parent company is Proxima Investments Limited, which is domiciled and incorporated in England. Proxima Property Topco Limited is the smallest and largest group for which group accounts containing this company are prepared. Copies of the financial statements are available from Companies House, Crown Way, Cardiff CF14 3UZ.

The directors regard the ultimate holding company to be Euro Investments Overseas Incorporated, a company incorporated in the British Virgin Islands.

The ultimate controlling party is the Tchenguiz Family Trust.

5. Related party transactions

The company has taken advantage of the exemptions provided by Section 33 of FRS 102 'Related Party Disclosures' and has not disclosed transactions entered into between two or more members of a group, provided that any subsidiary undertaking which is party to the transaction is wholly owned by a member of that group.