

**URBAN&CIVIC WESTVIEW INVESTMENTS
LIMITED FORMERLY WESTVIEW INVESTMENTS
LIMITED**

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

30 SEPTEMBER 2015



**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

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**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

OFFICERS AND PROFESSIONAL ADVISERS

The board of directors

J M Austen
P A J Leech

Company secretary

Urban&Civic (Secretaries) Limited

Registered office

50 New Bond Street
London
W1S 1BJ

Auditor

BDO LLP
55 Baker Street
London
W1U 7EU

URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY WESTVIEW INVESTMENTS LIMITED

DIRECTORS' REPORT

YEAR ENDED 30 SEPTEMBER 2015

The directors present their report and the financial statements of the company for the year ended 30 September 2015.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company is the co-ordination of the activities of its subsidiaries and property investment. There have been no changes in the company's activities in the year under review.

On 23 December 2015 the company changed its name to Urban&Civic Westview Investments Limited.

DIRECTORS

The directors who served the company during the year were as follows:

J M Austen
P A J Leech
R F M Adair

R F M Adair resigned as a director on 25 June 2015.

The company has granted an indemnity to its directors against liability in respect of proceedings brought by third parties, subject to the conditions set out in the Companies Act 2006. Such qualifying third party indemnity provision remains in force as at the date of approving the directors' report.

DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' Report 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 year.

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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY WESTVIEW INVESTMENTS LIMITED

DIRECTORS' REPORT *(continued)*

YEAR ENDED 30 SEPTEMBER 2015

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.

AUDITOR

BDO LLP are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

Each of the persons who is a director at the date of approval of this report confirm that:

- so far as each director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- each director has taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

SMALL COMPANY PROVISIONS

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

Registered office:
50 New Bond Street
London
W1S 1BJ

Signed by order of the directors



URBAN&CIVIC (SECRETARIES)
LIMITED
Company Secretary

Approved by the directors on 8 June 2016

URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY WESTVIEW INVESTMENTS LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY WESTVIEW INVESTMENTS LIMITED

YEAR ENDED 30 SEPTEMBER 2015

We have audited the financial statements of Urban&Civic Westview Investments Limited formerly Westview Investments Limited for the year ended 30 September 2015 which comprise the Profit and Loss Account, Statement of Total Recognised Gains and Losses, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 an auditor's report 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.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As explained more fully in the statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

A description of the scope of an audit of financial statements is provided on the FRC's website at www.frc.org.uk/auditscopeukprivate.

OPINION ON FINANCIAL STATEMENTS

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2015 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.

OPINION ON OTHER MATTER PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED *(continued)***

YEAR ENDED 30 SEPTEMBER 2015

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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 directors' report in accordance with the small companies regime and were exempt from the requirement to prepare a strategic report.



RUSSELL FIELD (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
55 Baker Street
London
W1U 7EU

8 June 2016

BDO LLP is a limited liability partnership registered in England & Wales (with registered number OC305127).

**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

PROFIT AND LOSS ACCOUNT

YEAR ENDED 30 SEPTEMBER 2015

	Note	2015 £	2014 £
TURNOVER		—	—
Administrative expenses		(88,954)	(243,725)
Other operating income	2	10,500,000	—
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		<u>10,411,046</u>	<u>(243,725)</u>
Tax on profit/(loss) on ordinary activities	5	68,788	—
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		<u><u>10,479,834</u></u>	<u><u>(243,725)</u></u>

All of the activities of the company are classed as continuing.

The notes on pages 9 to 14 form part of these financial statements.

**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

YEAR ENDED 30 SEPTEMBER 2015

	2015 £	2014 £
Profit/(Loss) for the financial year attributable to the shareholders	10,479,834	(243,725)
Unrealised loss on revaluation of: Shares in group companies brought forward	<u>(692,148)</u>	<u>(3,159,430)</u>
Total gains and losses recognised since the last annual report	<u><u>9,787,686</u></u>	<u><u>(3,403,155)</u></u>

The notes on pages 9 to 14 form part of these financial statements.

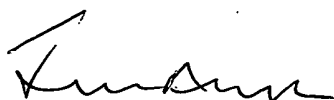
**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

BALANCE SHEET

30 SEPTEMBER 2015

	Note	2015 £	2014 £
FIXED ASSETS			
Investments	7	<u>18,110,519</u>	<u>18,802,667</u>
CURRENT ASSETS			
Debtors	8	9,058,956	2,184,652
Cash at bank		<u>270</u>	<u>1,797</u>
		9,059,226	2,186,449
CREDITORS: Amounts falling due within one year	10	<u>(8,896,213)</u>	<u>(2,003,270)</u>
NET CURRENT ASSETS		<u>163,013</u>	<u>183,179</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>18,273,532</u>	<u>18,985,846</u>
CAPITAL AND RESERVES			
Called-up equity share capital	12	100	100
Revaluation reserve	13	15,809,416	16,501,564
Profit and loss account	14	<u>2,464,016</u>	<u>2,484,182</u>
SHAREHOLDERS' FUNDS	15	<u>18,273,532</u>	<u>18,985,846</u>

These accounts were approved by the directors and authorised for issue on 8 June 2016, and are signed on their behalf by:



J M AUSTEN
Director

Company Registration Number: 2902264

The notes on pages 9 to 14 form part of these financial statements.

URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY WESTVIEW INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with applicable UK accounting standards.

Consolidation

The company was, at the end of the year, a wholly-owned subsidiary of another company and incorporated in the EEA and included in the consolidated accounts of that company. In accordance with Section 400 of the Companies Act 2006, the company is not required to produce, and has not published, consolidated accounts of its own.

Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is wholly owned and its parent publishes a consolidated cash flow statement.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax.

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Investments in subsidiary undertakings

Investments in subsidiary undertakings are accounted using the equity method whereby the original cost of the investment is adjusted for changes in the value of the underlying net assets. Changes in the net asset value of subsidiaries allocated to a revaluation reserve except permanent diminution in value which are charged to the profit and loss account.

**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

2. OTHER OPERATING INCOME

	2015 £	2014 £
Dividends received	<u>10,500,000</u>	<u>-</u>

3. OPERATING PROFIT/(LOSS)

Operating profit/(loss) is stated after crediting:

	2015 £	2014 £
Directors' remuneration	<u>-</u>	<u>-</u>
Auditor's remuneration is paid by the ultimate parent company.		

4. PARTICULARS OF EMPLOYEES

There were no employees other than the directors, during the year.

5. TAXATION ON ORDINARY ACTIVITIES

Analysis of charge in the year

	2015 £	2014 £
Deferred tax:		
Origination and reversal of timing differences	<u>(68,788)</u>	<u>-</u>

Factors affecting current tax charge

The tax assessed on the profit/(loss) on ordinary activities for the year is lower than the standard rate of corporation tax in the UK of 20.42% (2014 - 22%).

	2015 £	2014 £
Profit/(loss) on ordinary activities before taxation	<u>10,411,046</u>	<u>(243,725)</u>
Profit/(loss) on ordinary activities by rate of tax	2,125,936	(53,620)
Expenses not deductible for tax purposes and non taxable income	(2,163,821)	-
Group relief	37,885	53,620
Total current tax	<u>-</u>	<u>-</u>

**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

6. DIVIDENDS

Equity dividends

	2015	2014
	£	£
Paid during the year:		
Dividends on equity shares	<u>10,500,000</u>	<u>—</u>

7. INVESTMENTS

	Investment in Subsidiaries £
COST OR VALUATION	
At 1 October 2014	18,802,667
Revaluations	<u>(692,148)</u>
At 30 September 2015	<u>18,110,519</u>
NET BOOK VALUE	
At 30 September 2015	<u>18,110,519</u>
At 30 September 2014	<u>18,802,667</u>

URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY WESTVIEW INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

7. INVESTMENTS *(continued)*

	Percentage of Ordinary Shares Held	Nature of Business
Urban&Civic Group Limited	100%	Investment holding company
Urban&Civic Howick Place Investments Limited	100%	Investment holding company
Platts Eyot Limited	100%	Property development
Port Hampton Limited	100%	Property development
Aggregate capital and reserves		
	2015	2014
	£	£
Urban&Civic Group Limited	17,081,626	17,727,526
Urban&Civic Howick Place Investments Limited	273,259	932,418
Platts Eyot Limited	108,732	108,732
Port Hampton Limited	—	(1,312,298)
Profit and (loss) for the year		
	2015	2014
	£	£
Urban&Civic Group Limited	18,309,090	(4,796,489)
Urban&Civic Howick Place Investments Limited	840,841	733,029
Platts Eyot Limited	—	—
Port Hampton Limited	1,312,298	1,440

After the year end Platts Eyot Limited and Port Hampton Limited have been dissolved.

8. DEBTORS

	2015	2014
	£	£
Trade debtors	10,937	6,192
Amounts owed by group undertakings	8,979,231	2,173,800
Other debtors	—	1,158
Prepayments and accrued income	—	3,502
Deferred taxation (note 9)	68,788	—
	<u>9,058,956</u>	<u>2,184,652</u>

URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY WESTVIEW INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

9. DEFERRED TAXATION

The deferred tax included in the Balance sheet is as follows:

	2015 £	2014 £
Included in debtors (note 8)	<u>68,788</u>	<u>-</u>

The movement in the deferred taxation account during the year was:

	2015 £	2014 £
Profit and loss account movement arising during the year	<u>68,788</u>	<u>-</u>
Balance carried forward	<u>68,788</u>	<u>-</u>

The balance of the deferred taxation account consists of the tax effect of timing differences in respect of:

	2015 £	2014 £
Tax losses available	<u>68,788</u>	<u>-</u>
	<u>68,788</u>	<u>-</u>

10. CREDITORS: Amounts falling due within one year

	2015 £	2014 £
Amounts owed to group undertakings	8,735,462	1,763,270
Other taxation	890	-
Accruals and deferred income	<u>159,861</u>	<u>240,000</u>
	<u>8,896,213</u>	<u>2,003,270</u>

11. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption allowed by Financial Reporting Standard 8, 'Related Party Transactions', not to disclose any transactions with entities that are included in the consolidated financial statements of Urban&Civic Plc.

12. SHARE CAPITAL

Allotted, called up and fully paid:

	2015		2014	
	No	£	No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

**URBAN&CIVIC WESTVIEW INVESTMENTS LIMITED FORMERLY
WESTVIEW INVESTMENTS LIMITED**

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2015

13. REVALUATION RESERVE

	2015 £	2014 £
Balance brought forward	16,501,564	19,660,994
Revaluation of fixed assets	<u>(692,148)</u>	<u>(3,159,430)</u>
Balance carried forward	<u>15,809,416</u>	<u>16,501,564</u>

14. PROFIT AND LOSS ACCOUNT

	2015 £	2014 £
Balance brought forward	2,484,182	2,727,907
Profit/(loss) for the financial year	10,479,834	(243,725)
Equity dividends	<u>(10,500,000)</u>	<u>—</u>
Balance carried forward	<u>2,464,016</u>	<u>2,484,182</u>

15. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2015 £	2014 £
Profit/(loss) for the financial year	10,479,834	(243,725)
Other net recognised gains and losses	<u>(692,148)</u>	<u>(3,159,430)</u>
Equity dividends	<u>(10,500,000)</u>	<u>—</u>
Net reduction to shareholders' funds	<u>(712,314)</u>	<u>(3,403,155)</u>
Opening shareholders' funds	18,985,846	22,389,001
Closing shareholders' funds	<u>18,273,532</u>	<u>18,985,846</u>

16. ULTIMATE PARENT COMPANY

The immediate and ultimate parent company is Urban&Civic Plc, which is registered in Scotland.

Copies of the consolidated financial statements of Urban&Civic Plc are available from the company's registered office.