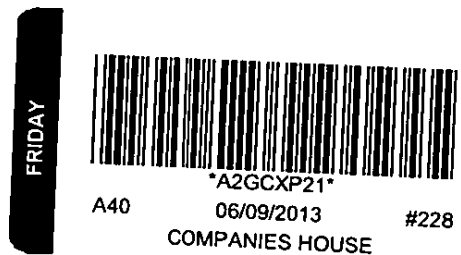


**GREYCOAT LONDON INVESTMENTS LIMITED**  
**DIRECTORS' REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 30 JUNE 2013**



**Company No. 2924211 (England & Wales)**

# **GREYCOAT LONDON INVESTMENTS LIMITED**

## **COMPANY INFORMATION**

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**Directors**

D M McAlpine  
A R Bolt  
P A Thornton  
C N Strickland  
M A Poole

**Secretary**

NC Brown

**Company Number**

2924211

**Registered Office**

9 Savoy Street  
London  
WC2E 7EG

# **GREYCOAT LONDON INVESTMENTS LIMITED**

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**GREYCOAT LONDON INVESTMENTS LIMITED**

**Company No. 2924211**

**DIRECTORS' REPORT**

**FOR THE YEAR ENDED 30 JUNE 2013**

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The directors present their report together with the accounts for the year ended 30 June 2013

**Principal Activities and Review of Business**

The principal activity of the group is property investment and development.

**Results and Dividends**

The directors consider the state of the Company's affairs to be satisfactory. The results for the year are set out on page 3.

The directors do not recommend the payment of a final dividend (2012: £nil).

**Directors**

The directors who served during the year ended 30 June 2013 and subsequent to that date were:

DM McAlpine  
AR Bolt  
PA Thornton  
CN Strickland  
MA Poole

None of the directors held any interest in the share capital of the company at any time during the year.

# GREYCOAT LONDON INVESTMENTS LIMITED

## DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2013

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### Statement of 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 period. In preparing those financial statements, the directors are required to

- a select suitable accounting policies and then apply them consistently,
- b make judgements and estimates that are reasonable and prudent,
- c 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.

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



NC Brown, Secretary

3 September 2013

# GREYCOAT LONDON INVESTMENTS LIMITED

## GROUP PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2013

	Notes	30 June 2013 £	30 June 2012 £
Administrative expenses	2	-	(14,543)
<b>Operating Result</b>		<u>-</u>	<u>(14,543)</u>
Loan written off		-	(411)
Loss on Ordinary Activities Before Taxation		<u>-</u>	<u>(14,954)</u>
Tax on Result on Ordinary Activities	3	-	-
<b>Loss on Ordinary Activities After Taxation</b>	8	<u>-</u>	<u>(14,954)</u>
<b>Retained (loss)/profit brought forward</b>	8	(1,200)	13,754
<b>Retained loss carried forward</b>	8	<u>(1,200)</u>	<u>(1,200)</u>

### Statement of Total Recognised Gains and Losses

There were no recognised gains or losses for 2013 or 2012 other than those included in the profit and loss account

The notes on pages 6 to 9 form part of these accounts

**GREYCOAT LONDON INVESTMENTS LIMITED****GROUP BALANCE SHEET****Company No. 2924211****AS AT 30 JUNE 2013**

	Notes	30 June 2013 £	30 June 2012 £
<b>Current Assets</b>			
Cash at bank and in hand		-	23,690
		<hr/>	<hr/>
		-	23,690
<b>Creditors: Amounts Falling Due Within One Year</b>	6	-	(23,690)
		<hr/>	<hr/>
<b>Net Current Assets</b>		-	-
		<hr/>	<hr/>
<b>Capital and Reserves</b>			
Called up share capital	7	1,200	1,200
Profit and loss account	8	(1,200)	(1,200)
		<hr/>	<hr/>
<b>Total Shareholders' Funds</b>	9	-	-
		<hr/>	<hr/>

For the year ending 30 June 2013 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and its members have not required the company to obtain an audit of its accounts 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 accounts

The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime

These financial statements on pages 3 to 9 were approved by the board of directors and authorised for issue on *3 September* 2013 and signed on its behalf



M A Poole  
Director

The notes on pages 6 to 9 form part of these accounts

**GREYCOAT LONDON INVESTMENTS LIMITED****COMPANY BALANCE SHEET****Company No. 2924211****AS AT 30 JUNE 2013**

	Notes	30 June 2013 £	30 June 2012 £
<b>Fixed Assets</b>			
Tangible assets			
Investments	5	-	-
		<hr/>	<hr/>
<b>Current Assets</b>			
Cash at bank and in hand		-	20,676
		<hr/>	<hr/>
		-	20,676
<b>Creditors: Amounts Falling Due Within One Year</b>	6	-	(20,676)
		<hr/>	<hr/>
<b>Total Assets Less Current Liabilities</b>		-	-
		<hr/>	<hr/>
<b>Capital and Reserves</b>			
Called up share capital	7	1,200	1,200
Profit and loss account	8	(1,200)	(1,200)
		<hr/>	<hr/>
<b>Total Shareholders' Funds</b>	9	-	-
		<hr/>	<hr/>

For the year ending 30 June 2013 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and its members have not required the company to obtain an audit of its accounts 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 accounts

The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime

These financial statements on pages 3 to 9 were approved by the board of directors and authorised for issue on *3 September* 2013 and signed on its behalf

  
M A Poole  
Director



# GREYCOAT LONDON INVESTMENTS LIMITED

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2013

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### 1 Accounting Policies

#### Accounting convention

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

The company qualifies as a small company and is therefore exempt from the requirements to prepare a cash flow statement

The company's accounts have been prepared under the going concern basis because the company is dormant and has no liabilities

#### Basis of consolidation

The group accounts incorporate the accounts of the company and its subsidiary undertaking up to 30 June 2013.

As permitted by section 230 Companies Act 1985 no profit and loss account is given for the parent undertaking

#### Deferred Taxation

Deferred tax is provided in full on timing differences which result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in tax computations in periods different from those in which they are included in the accounts. Deferred tax is not provided on timing differences arising from the revaluation of tangible fixed assets where there is no commitment to sell the asset. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

### 2 Administrative Expenses

- (a) Administrative expenses consists of auditors' remuneration of £nil (2012 - £nil)
- (b) The group has no employees. The directors of the company are employees of, and also receive remuneration from, the undertakings, which own the ordinary share capital of the company (see note 10). The directors received no emoluments for their services to the company during the year (2012 - £nil)

# GREYCOAT LONDON INVESTMENTS LIMITED

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2013

### 3 Tax on Profit on Ordinary Activities

There is no tax charge on the result for the year (2012 £nil) Group relief is used to eliminate any charge or loss in subsidiary undertakings There is no provision or additional potential liability for deferred taxation in respect of the group

### 4 Profit Attributable to Shareholders of the Company

The profit attributable to shareholders of the company is £nil (2012 – £30,503)

### 5 Investments

	£
Company	
Cost at 1 July 2012 and 30 June 2013	5,744,581
Provision against investment at 1 July 2012 and 30 June 2013	(5,744,581)
Net book value at 1 July 2012 and 30 June 2013	-

The company has one subsidiary undertaking, Greycoat London Southbank Limited, which is wholly owned and registered in England, and which is engaged in property investment and development

### 6 Creditors: Amounts Falling Due Within One Year

	Group		Company	
	30 June 2013 £	30 June 2012 £	30 June 2013 £	30 June 2012 £
Accruals	-	23,690	-	20,676
	-	23,690	-	20,676

# GREYCOAT LONDON INVESTMENTS LIMITED

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2013

### 7 Share Capital

	30 June 2013 £	30 June 2012 £
Authorised, allotted, called up and fully paid		
600 'A' ordinary shares of £1 each	600	600
600 'B' ordinary shares of £1 each	600	600
	<u>1,200</u>	<u>1,200</u>

All the 'A' shares and one 'B' share are owned by Sir Robert McAlpine Enterprises Limited  
599 'B' shares are owned by Greycoat Estates Investments Limited, which is in liquidation

### 8 Reserves

#### Group

	Profit and Loss Account £
At 1 July 2011	13,754
Loss for the year	(14,954)
At 30 June 2012	<u>(1,200)</u>
Result for the year	-
At 30 June 2013	<u>(1,200)</u>

#### Company

	Profit and Loss Account £
At 1 July 2011	(31,703)
Profit for the year	30,503
At 30 June 2012	<u>(1,200)</u>
Result for the year	-
At 30 June 2013	<u>(1,200)</u>

# GREYCOAT LONDON INVESTMENTS LIMITED

## NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2013

### 9 Reconciliation of Shareholders' Funds

#### Group

	30 June 2013 £	30 June 2012 £
Loss for the year	-	(14,954)
Decrease in shareholders' funds	-	(14,954)
Opening shareholders' funds	-	14,954
Closing shareholders' funds	-	-

#### Company

	30 June 2013 £	30 June 2012 £
Profit for the year	-	30,503
Increase in shareholders' funds	-	30,503
Opening shareholders' funds	-	(30,503)
Closing shareholders' funds	-	-

### 10 Related Parties

The company is jointly owned and controlled by Sir Robert McAlpine Enterprises Limited and Greycoat Estates Investments Limited