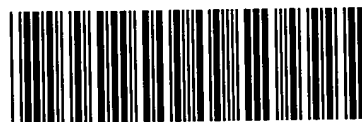

Wates City Point Limited

Annual Report and Accounts

Year ended 31 December 2014

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COMPANIES HOUSE

Company number: 02973114

Wates City Point Limited

**BALANCE SHEET
as at 31 December 2014**

	Note	2014 £	£	2013 £	£
Current assets					
Debtors - due within one year	3	78,783,989		78,783,989	
		<u>78,783,989</u>		<u>78,783,989</u>	
Current Liabilities					
Creditors due within one year	4	(1,281,229)		(1,281,229)	
		<u>(1,281,229)</u>		<u>(1,281,229)</u>	
Net current assets			77,502,760		77,502,760
Total assets less current liabilities			77,502,760		77,502,760
Net assets			77,502,760		77,502,760
Capital and reserves					
Called up share capital	5		100		100
Profit and loss account			<u>77,502,660</u>		<u>77,502,660</u>
Shareholders' funds			77,502,760		77,502,760

For the year ended 31 December 2014 the company was entitled to exemption from audit under Section 480 of the Companies Act 2006 relating to dormant companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with Section 476 of the Companies Act 2006.

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

The financial statements of Wates City Point Limited, company number 02973114, were approved by the Board of Directors on 12 December 2015 and signed on its behalf by:


P. Martin
Director

Wates City Point Limited

Notes to the accounts (continued) **For the year ended 31 December 2014**

Accounting policy

1. Accounting basis

The accounts have been prepared in accordance with applicable Accounting Standards and under the historical cost convention. Following transition from UK GAAP to IFRS no comparative figures were identified to be restated.

As a result, it was not deemed necessary to present tables reconciling within these financial statements.

2. Profit and loss

No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

3. Debtors due within one year

	2014 £	2013 £
Current debtors (receivable within one year)		
Amounts owed by group companies - current accounts	78,783,989	78,783,989
	<u>78,783,989</u>	<u>78,783,989</u>

4. Creditors due within one year

	2014 £	2013 £
Other creditors	1,281,229	1,281,229
	<u>1,281,229</u>	<u>1,281,229</u>

Amounts owed to fellow group companies are repayable on demand. There is no interest charged on these balances.

5. Share Capital

	2014 £	2013 £
Issued share capital - allotted, called up and fully paid		
Ordinary Shares of £1.00 each		
Balance as at 1 January and as at 31 December : 100 shares	<u>100</u>	<u>100</u>

6. Immediate parent and ultimate holding company

The immediate parent company is Wates City of London Properties Limited.

The British Land Company PLC is the smallest and largest group for which group accounts are available and which include the company. The ultimate holding company and controlling party is The British Land Company PLC. Group accounts for this company are available on request from British Land, York House, 45 Seymour Street, London, W1H 7LX.