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**EUROHUB (II) CORBY MANAGEMENT COMPANY LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2016**

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**EUROHUB (II) CORBY MANAGEMENT COMPANY LIMITED**  
**REGISTERED NUMBER: 03014560**

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**BALANCE SHEET**  
**AS AT 31 DECEMBER 2016**

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	Note		2016 £	2015 £
<b>Current assets</b>				
Debtors Within One Year	3	19,508	5,984	
Cash at bank and in hand		21,528	28,150	
		<u>41,036</u>	<u>34,134</u>	
Creditors: amounts falling due within one year	4	(40,759)	(33,857)	
		<u></u>	<u></u>	
<b>Net current assets</b>			<u>277</u>	<u>277</u>
<b>Total assets less current liabilities</b>			<u>277</u>	<u>277</u>
<b>Net assets</b>			<u><u>277</u></u>	<u><u>277</u></u>
<b>Capital and reserves</b>				
Called up share capital			<u>277</u>	<u>277</u>
			<u><u>277</u></u>	<u><u>277</u></u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 28 September 2017.

**N D M Smith**

Director

The notes on pages 2 to 3 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016**

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**1. General information**

Prologis Eurohub (II) Corby Limited is a limited liability company incorporated and domiciled in England. The registered office is shown on the Company Information page.

The financial statements are prepared in sterling. The financial statements are for a period of 52 weeks ended 31 December 2016 (2015: 52 weeks ended 31 December 2015).

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Service charge income**

Service charge income represents maintenance, management and administration costs recoverable from owners or occupiers of units on the site, exclusive of Value Added Tax. Amounts are charged quarterly on account and any surplus or deficit are refunded or recharged to the relevant parties.

**2.3 Debtors**

Short term debtors are measured at transaction price.

**2.4 Creditors**

Short term creditors are measured at the transaction price.

**3. Debtors**

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
Trade debtors	18,973	5,707
VAT refundable	258	-
Called up share capital not paid	277	277
	<u>19,508</u>	<u>5,984</u>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016

4. Creditors: Amounts falling due within one year

	2016 £	2015 £
Trade creditors	215	-
VAT repayable	-	511
Service charge surplus	8,887	4,564
Short term loan from developer	18,500	18,500
Service charges in advance	4,518	4,518
Accruals	8,639	5,764
	<u>40,759</u>	<u>33,857</u>

5. Share capital

	2016 £	2015 £
<b>Shares classified as equity</b>		
<b>Allotted, called up and fully paid</b>		
2 A Ordinary Shares shares of £1 each	2	2
275 B Ordinary Shares shares of £1 each	275	275
	<u>277</u>	<u>277</u>

6. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.