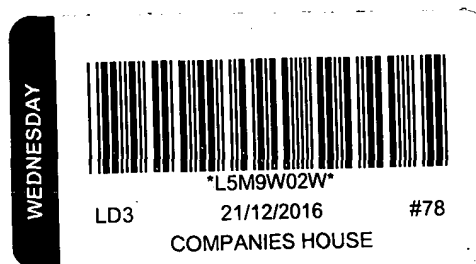


ANNINGTON FINANCE NO.2 LIMITED

Annual Report and Financial Statements

31 March 2016



ANNINGTON FINANCE NO.2 LIMITED

REPORT AND FINANCIAL STATEMENTS 2016

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ANNINGTON FINANCE NO.2 LIMITED

DIRECTORS' REPORT

The directors present their annual report and the unaudited financial statements for the year ended 31 March 2016.

The directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption. A Strategic Report has not been prepared in accordance with the exemption entitled to small companies under s414 of the Companies Act 2006.

PRINCIPAL ACTIVITIES

The company's principal purpose was to raise bank finance, the proceeds of which are lent to companies in the Annington Group. The company has been dormant within the meaning of Section 1169 of the Companies Act 2006 throughout the year. It is anticipated that the company will remain dormant for the foreseeable future.

DIRECTORS

The directors who served throughout the year were:

A P Chadd
J C Hopkins
N P Vaughan

Approved by the Board of Directors
and signed on behalf of the Board



A P Chadd
Director
15 December 2016

REGISTERED OFFICE

1 James Street
London, United Kingdom
W1U 1DR

ANNINGTON FINANCE NO.2 LIMITED

BALANCE SHEET

At 31 March 2016

	Note	2016 £'000	2015 £'000
CURRENT ASSETS			
Debtors - due within one year	4	70	70
NET ASSETS		<u>70</u>	<u>70</u>
CAPITAL AND RESERVES			
Called up share capital	5	-	-
Retained earnings		70	70
SHAREHOLDERS' FUNDS		<u>70</u>	<u>70</u>

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

For the year ended 31 March 2016 the company was entitled to the 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 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.

The financial statements of Annington Finance No.2 Limited, registered number 3255740, were approved by the Board of Directors and authorised for issue on 15 December 2016.

Signed on behalf of the Board of Directors



A P Chadd
Director

ANNINGTON FINANCE NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2016

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ("FRS 102"), and with the Companies Act 2006. The financial statements have been prepared under the historical cost basis. This is the first year in which the financial statements have been prepared under FRS 102. The last financial statements were prepared under the previous UK GAAP were for the year ended 31 March 2015. The date of transition to FRS 102 was 1 April 2014. No transition adjustments have been required to comparative financial information.

The financial statements are presented in pounds sterling (£).

Going concern

The Company is a dormant company and will continue as such for the foreseeable future. The Company's financial position is noted in the balance sheet. The directors' report on page 2 describes the principal activities of the Company.

As the Company is a dormant company, it has no day to day working capital requirements.

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

2. STATEMENT OF INCOME AND RETAINED EARNINGS

No statement of income and retained earnings is presented with these financial statements because the company has not received income, incurred expenditure or recognised any gains or losses during either the year under review or the preceding financial year. There have been no movements in shareholders' funds during the year under review or the preceding year.

3. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

The directors received no emoluments for their services to this Company in the current and preceding year. The Company had no employees of its own during the year (2015: nil).

4. DEBTORS

	2016 £'000	2015 £'000
Due within one year		
Amounts owed by group undertakings	70	70

Amounts owed by group undertakings are unsecured, non-interest bearing and have no fixed date for repayment.

5. CALLED UP SHARE CAPITAL

	2016 £'000	2015 £'000
Allotted, called up and fully paid		
2 ordinary shares of £1 each	2	2

ANNINGTON FINANCE NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS **For the year ended 31 March 2016**

6. RELATED PARTY TRANSACTIONS

The cost of the annual return fee was borne by another group company, Annington Management Limited, without any right of reimbursement.

7. ENTITY INFORMATION AND CONTROLLING PARTY

The Company is incorporated in Great Britain and the address of its registered office is 1 James Street, London W1U 1DR.

Annington Homes Limited, a company incorporated in Great Britain, is the immediate parent company.

The directors regard Terra Firma Holdings Limited, a company registered in Guernsey, as the ultimate parent entity. The ultimate controlling party is Guy Hands.

Annington Limited is the parent company of the largest and smallest group of which the Company is a member and for which group financial statements are drawn up. The Annual Report and Financial Statements for Annington Limited are available on request from the registered office at 1 James Street, London W1U 1DR.