

# Auburn Options Limited

Directors' report and Financial statements

**Year ended 31 December 2016**

*Registered number : 3618664*



# Auburn Options Limited

## Directors' report and financial statements

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# Auburn Options Limited

## Directors and other information

### **Directors**

M. Clarke-Whelan (née M. Clarke)  
D. J. Wynne  
Wilmington Trust SP Services (London) Limited

### **Company Secretary and Registered Office**

Wilmington Trust SP Services (London) Limited  
Third Floor  
1 King's Arms Yard  
London EC2R 7AF

### **Solicitors**

Rosling King LLP  
10 Old Bailey  
London  
EC4M 7NG

### **Auditor**

KPMG LLP  
1 St Peters Square  
Manchester  
M2 3AE

# Auburn Options Limited

## Directors' report

The directors present their directors' report and audited financial statements for the year ended 31 December 2016.

### Principal activities, business review and future developments

The principal activity of the Company is investment holding. The Company has not yet commenced to trade. The Company had no employees during the year.

The Company incurred no particular risks or uncertainties and did not utilise any key performance indicators during the year.

### Results and dividends

During the current and preceding financial years the Company did not trade, received no income and incurred no expenditure. Consequently, the Company made neither a profit nor a loss. No dividends have been paid or proposed for either of the 2016 or 2015 financial years.

### Directors and secretaries

The following directors and secretaries are in office at the date of approval of the financial statements and have held office since 1 January 2016, except as stated below:

M. Clarke-Whelan (née M. Clarke)	Director	
Wilmington Trust SP Services (London) Limited	Director	
M. H. Filer	Director	(resigned 7 April 2017)
D. J. Wynne	Director	(appointed 20 March 2017)
Wilmington Trust SP Services (London) Limited	Company Secretary	

### Political and charitable contributions

The Company made no political or charitable contributions during the year (2015: £nil).

### Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

### Events occurring after balance sheet date

There have not been any reportable subsequent events between the balance sheet date and the date of signing this report that would meet the criteria to be disclosed or adjusted in the financial statements as at 31 December 2016 and for the period then ended.

On 23 June 2016, the UK voted to leave the EU, subsequently, the triggering of Article 50 took place on 29 March 2017. At the date of signing these accounts the Directors do not foresee any immediate risks crystallising, however, they acknowledge the uncertainty that continues to exist. The directors will

continue to keep this under review.

## Auburn Options Limited

### Directors' report *(continued)*

#### **Going concern**

The directors are satisfied that the Company will have access to sufficient resources to meet its obligations as they fall due for the foreseeable future and that it is appropriate to adopt the going concern basis in preparing the financial statements.

#### **Auditor**

Pursuant to section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

#### **Approval of financial statements**

The board of directors approved these financial statements on 30 June 2017.

On behalf of the board



Mignon Clarke-Whelan for and on behalf of Wilmington Trust SP Services (London) Limited  
Secretary  
30 June 2017

## Auburn Options Limited

### Directors' responsibilities statement in respect of the directors' report and the financial statements

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 they have elected to prepare the financial statements in accordance with IFRSs as adopted by the EU 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 these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether they have been prepared in accordance with IFRSs as adopted by the EU; and
- 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF AUBURN OPTIONS LIMITED

We have audited the financial statements of Auburn Options Limited for the year ended 31 December 2016 set out on pages 7 to 12. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the EU.

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 auditor*

As explained more fully in the Directors' Responsibilities Statement set out on page 4, 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 Auditing Practices Board'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 Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://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 31 December 2016 and of its result for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the EU; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Opinion on other matters prescribed by the Companies Act 2006**

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

Based solely on the work required to be undertaken in the course of the audit of the financial statements and from reading the Directors' report:

- we have not identified material misstatements in that report; and
- in our opinion, that report has been prepared in accordance with the Companies Act 2006.

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF AUBURN OPTIONS LIMITED (continued)

### **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 take advantage of the small companies exemption from the requirement to prepare a strategic report.



**Alexander Simpson (Senior Statutory Auditor)**  
**for and on behalf of KPMG LLP, Statutory Auditor**  
*Chartered Accountants*  
1 St Peters Square  
Manchester  
M2 3AE  
30 June 2017

# Auburn Options Limited

## Statement of accounting policies *for the year ending 31 December 2016*

### **Statement of compliance**

The statutory financial statements set herein have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as adopted by the EU. The standards adopted by the Company are those that are effective and adopted by the European Union as of the date of the Company’s statement of financial position.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

### **Basis of preparation**

Auburn Options Limited is a company incorporated in the United Kingdom. The principal activities are outlined in the directors’ report.

The financial statements have been prepared on the historical cost basis. The accounting policies that the Company has applied in the preparation of the financial statements for the year ended 31 December 2016 have been set out below.

The preparation of financial statements in conformity with IFRS as adopted by the EU requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances and are reflected in the judgements made about the carrying amounts of assets and liabilities. Actual results may differ from the estimates made. The estimates and assumptions are reviewed on an ongoing basis and where necessary are revised to reflect current conditions.

### **Going concern**

In the Directors’ Report, the directors have set out the matters they had taken into consideration in determining that it is appropriate to prepare the financial statements on a going concern basis.

### **Cash flow statement**

On the basis that the Company did not have any cash or cash equivalents in the current or prior year, a cash flow statement has not been presented.

### **Financial liabilities**

Financial liabilities are initially recorded at fair value and then subsequently measured at amortised cost calculated on an effective interest basis.

# Auburn Options Limited

## Statement of accounting policies *(continued)*

### **Income tax expense**

Income tax expense comprises both current and deferred tax. Income tax is recognised in the statement of comprehensive income except to the extent it relates to an item which is recognised directly in equity, in which case it is recognised directly in equity. Current tax payable is provided on taxable profits at current taxation rates enacted or substantively enacted at the year end and also includes any adjustments to tax payable in respect of previous years.

### **Adoption of new and revised reporting standards**

The new standards, amendments and interpretations which are effective for the financial year beginning on 1 January 2016 are not considered to have a material impact on the Company.

### **New reporting standards not yet adopted**

A number of new standards and amendments to standards and interpretations are effective for annual periods beginning after 1 January 2016, and have not been applied in preparing these financial statements. None of these are expected to have a significant effect on the financial statements of the Company.

# Auburn Options Limited

Registered number: 3618664

## Statement of financial position at 31 December 2016

	Note	2016 £	2015 £
<b>Assets</b>			
Prepayments and accrued income	1	1	1
		<hr/>	<hr/>
<b>Total assets</b>		<b>1</b>	<b>1</b>
		<hr/>	<hr/>
<b>Shareholders' equity</b>			
Issued share capital	2	1	1
		<hr/>	<hr/>
<b>Total equity</b>		<b>1</b>	<b>1</b>
		<hr/>	<hr/>

The financial statements on pages 7 to 12 were approved by the board of directors 30 June 2017 and signed on its behalf by:



Mignon Clarke-Whelan for and on behalf of Wilmington Trust SP Services (London) Limited  
Director

# Auburn Options Limited

## Statement of comprehensive income

*for year ended 31 December 2016*

During the current and preceding financial years the Company did not trade, received no income and incurred no expenditure. Consequently, the Company made neither a profit nor a loss. The opening and closing balances in the statement of comprehensive income accordingly remain at £nil.

## Statement of cash flows

*for year ended 31 December 2016*

During the current and preceding financial years the Company did not have any cash movements nor any cash or cash equivalent and accordingly, no statement of cash flows is presented.

## Statement of changes in equity

*for year ended 31 December 2016*

During the current and preceding financial years the Company did not trade, received no income and incurred no expenditure. Consequently, the Company made neither a profit nor a loss. The opening and closing balances in the statement of changes in equity accordingly remain at £1.

# Auburn Options Limited

## Notes

*forming part of the financial statements*

### 1 Prepayments and accrued income

	2016 £	2015 £
Other debtors	1	1

All amounts are due on demand.

### 2 Called up share capital

	2016 £	2015 £
<i>Allotted, called up and full paid:</i>		
1 ordinary share of £1	1	1

### 3 Profit or loss before income tax

The directors received no remuneration from the Company in the current and preceding financial years. The Company has no employees in the current and preceding financial years. The audit fee is charged to the subsidiary undertakings.

### 4 Taxation

No income tax is due or payable as the Company has received no income in the year.

### 5 Ultimate controlling party

The Company was established by a contract as part of an individual mortgage securitisation. This contract governs the relationship between Capital Home Loans Limited, the mortgage originator, Cerberus European Residential Holdings B.V., Capital Home Loans Limited's ultimate parent undertaking, and Auburn Options Limited, all of whose activities are precisely defined in the relevant legal documents. Capital Home Loans Limited is the primary beneficiary of the operating policies of the Company. Accordingly, this entity has been consolidated within the Capital Home Loans Limited consolidated financial statements.

CHL's ultimate parent undertaking is Cerberus European Residential Holdings B.V. whose registered office is at Oude Utrechtseweg 32, 3743 KN Baarn, The Netherlands (incorporated under the laws of The Netherlands with registered number 62579533).

# Auburn Options Limited

## Notes *(continued)*

### **6 Related party transactions**

The group has a related party relationship with Capital Home Loans Limited and its parent undertaking, Cerberus European Residential Holdings B.V. and its directors. The directors undertook no transactions directly with the Company during the year.

The Company had the following balances with Capital Home Loans Limited at 31 December 2016:

	<b>As at 31 December 2016 £</b>	<b>As at 31 December 2015 £</b>
Other debtors	<b>1</b>	<b>1</b>