

Company Registration No. 03723180 (England and Wales)

**G.P.E. (HANOVER SQUARE) LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**



# **G.P.E. (HANOVER SQUARE) LIMITED**

## **COMPANY INFORMATION**

---

**Directors**

T A Courtauld  
N Sanderson  
E Ho

**Secretary**

D Lennark

**Company number**

03723180

**Registered office**

33 Cavendish Square  
London  
United Kingdom  
W1G 0PW

---

# **G.P.E. (HANOVER SQUARE) LIMITED**

## **CONTENTS**

---

	<b>Page</b>
Directors' report	1 - 2
Statement of directors' responsibilities	3
Statement of financial position	4
Statement of changes in equity	5
Notes to the financial statements	6 - 7

---

# **G.P.E. (HANOVER SQUARE) LIMITED**

## **DIRECTORS' REPORT**

### **FOR THE YEAR ENDED 31 MARCH 2021**

---

The directors present their annual report of G.P.E. (Hanover Square) Limited ("the Company") and its financial statements for the year ended 31 March 2021.

This report has been prepared in accordance with the special provisions relating to small companies under s415A Companies Act 2006 as applicable to qualifying companies and therefore taking the exemption from preparing a strategic report.

#### **Principal activities**

The principal business of the Company is investment in and development of leasehold and freehold properties in the United Kingdom.

The Company did not trade during the year.

#### **Results and dividends**

The Company had no transactions during the current or prior year. The expenses of the Company have been met by another company of the same group. The directors have not paid a dividend during the current year (2020: £nil).

The Company is managed on a day-to-day basis by Great Portland Estates plc ("the Group"). The performance of the Company is discussed in the Group's annual report. For this reason, the directors believe that further key performance indicators for the Company are not necessary or appropriate for an understanding of the development, performance or position of the business.

#### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

T A Courtauld

N Sanderson

S Wong

E Ho

(Resigned 18 November 2020)

(Appointed 18 November 2020)

#### **Directors' indemnities**

The Company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the reporting date.

#### **Going concern**

The directors have reviewed the current financial years results and the projected financial position of the Company, making reasonable assumptions about future trading performance and debt requirements. In making this assessment, the directors have focused on the impact of COVID-19 on the macroeconomic conditions in which the Company, the GHS Limited Partnership ("the Partnership") and the Group operate. As part of the review, the directors have modelled a series of market scenarios to further understand the resilience of the business to the impact of COVID-19. This included a going concern scenario to consider the impact of market disruption on the Partnership's cash balances, its capital commitments, its debt maturity profile, including undrawn facilities and the long-term nature of occupier leases. The directors also conducted extensive stress testing, sensitising the potential impact of climate change as well as the impact of removing non-committed disposal proceeds and capital expenditure. Please see note 1 for further details.

On the basis of this review, and with the continued support of its parent companies, the directors have a reasonable expectation that the Company has adequate resources to continue as a going concern for at least 12 months from the date of approval of the financial statements. Accordingly, the Company continues to adopt the going concern basis in preparing its annual report and financial statements.

# **G.P.E. (HANOVER SQUARE) LIMITED**

## **DIRECTORS' REPORT (CONTINUED)**

***FOR THE YEAR ENDED 31 MARCH 2021***

---

### **Auditor**

The Company is entitled to the exemption from audit conferred by subsection (1) of section 480 of the Companies Act 2006 and no notice has been deposited under subsection (1) of section 476 requiring an audit of its financial statements for the financial year.

Approved by the board and signed on their behalf by

A handwritten signature in black ink, appearing to read 'N Sanderson', is written over a horizontal line.

N Sanderson

**Director**

16 September 2021

# **G.P.E. (HANOVER SQUARE) LIMITED**

## **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

***FOR THE YEAR ENDED 31 MARCH 2021***

---

The directors are responsible for preparing the annual 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), including Financial Reporting Standard 101 "Reduced Disclosure Framework". 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 accounting estimates that are reasonable and prudent; 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 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.

# G.P.E. (HANOVER SQUARE) LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2021

	Notes	2021 £	2020 £
<b>Current assets</b>			
Cash at bank and in hand		2	2
<b>Total assets</b>		<u>2</u>	<u>2</u>
<b>Equity</b>			
Share capital account	3	1	1
Retained earnings		1	1
<b>Total equity</b>		<u>2</u>	<u>2</u>

For the year ended 31 March 2021 the Company was entitled to exemption under section 480 of the Companies Act 2006 relating to dormant companies.

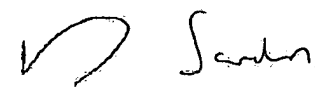
No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

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

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the Board of directors and authorised for issue on 16 September 2021.

Signed on its behalf by:



N Sanderson

Director

Company Registration No. 03723180

# G.P.E. (HANOVER SQUARE) LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2021

---

	Share capital account £	Retained earnings £	Total £
Balance at 1 April 2019	1	1	2
	<hr/>	<hr/>	<hr/>
Other comprehensive income for the year	-	-	-
	<hr/>	<hr/>	<hr/>
Total comprehensive income for the year	-	-	-
	<hr/>	<hr/>	<hr/>
Balance at 31 March 2020	1	1	2
	<hr/>	<hr/>	<hr/>
Other comprehensive income for the year	-	-	-
	<hr/>	<hr/>	<hr/>
Total comprehensive income for the year	-	-	-
	<hr/>	<hr/>	<hr/>
Balance at 31 March 2021	1	1	2
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>



# **G.P.E. (HANOVER SQUARE) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE YEAR ENDED 31 MARCH 2021**

---

#### **1 Accounting policies**

##### **1.1 Basis of preparation**

G.P.E. (Hanover Square) Limited ("the Company") is a private company limited by shares and incorporated in the United Kingdom and registered in England and Wales under the Companies Act 2006. The nature of the Company's operations and its principal activities are set out on page 1. The address of the registered office can be found in note 4.

The Company meets the definition of a qualifying entity under FRS100 "Application of Financial Reporting Requirements issued by the FRC". Accordingly the financial statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS101) and the requirements of the Companies Act 2006.

##### **1.2 Going concern**

As noted in the Director's report, the members have at the time of approving the financial statements, a reasonable expectation that the Company has adequate resources to continue in operational existence for at least 12 months from the date of approval of the financial statements. Thus the Company continues to adopt the going concern basis of accounting in preparing the financial statements.

The Company relies upon the abilities of the limited partners of the Partnership ("Limited Partners") to continue as a going concern and provide support when required to inform their review of the Partnership's going concern position. The Limited Partners have committed to support the Partnership in order to continue operating for the going concern period.

The directors have reviewed the loss and net current liabilities position of the Partnership in the current year as well as the projected financial position of the Limited Partners, making reasonable assumptions about future trading performance including the impact of COVID-19 and the UK's international trading negotiations following Brexit. The Limited Partners have significant liquidity to fund their ongoing operations.

The directors also conducted extensive stress testing sensitising the potential impact of climate change as well as the impact of removing non-committed disposal proceeds and capital expenditure. On the basis of this review, and the confirmed availability of financial support from the Limited Partners where necessary, and after making due enquiries, the directors have a reasonable expectation that the Partnership has access to adequate resources to continue in operational existence for the next twelve months. Accordingly, the Company continues to adopt the going concern basis in preparing the annual report and financial statements.

##### **1.3 Dormant Status**

The Company was dormant (within the meaning of section 1169 of the Companies Act 2006) throughout the year ended 31 March 2021. The Company has not traded during the year. During the year, the Company received no income and incurred no expenditure and therefore made neither profit nor loss and accordingly no income statement has been presented.

# G.P.E. (HANOVER SQUARE) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

### 1 Accounting policies

(Continued)

#### 1.4 Taxation

Current tax is the amount payable on the taxable income for the year and any adjustment in respect of previous years.

Deferred tax is provided in full on temporary differences between the tax base of an asset or liability and its carrying amount in the balance sheet. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the asset is realised or the liability is settled. Deferred tax assets are recognised when it is probable that taxable profits will be available against which the deferred tax assets can be utilised. No provision is made for temporary differences arising on the initial recognition of assets or liabilities that affect neither accounting nor taxable profit. Tax is included in the income statement except when it relates to items recognised directly in other comprehensive income or equity, in which case the related tax is also recognised directly in other comprehensive income or equity.

### 2 Directors' remuneration and employees

The Company had no employees other than directors, in the current year or preceding year. None of the directors received any emoluments for their services to the Company in the current or preceding financial year.

### 3 Share capital account

	2021	2020
	£	£
<b>Ordinary share capital</b>		
<b>Authorised, called up and fully paid</b>		
1 Ordinary share of £1 each	1	1
	<u>          </u>	<u>          </u>

### 4 Ultimate controlling parties

The Company's immediate parent undertaking is the Partnership, a limited partnership incorporated and registered in Jersey. Great Portland Estates plc (acting through GPE (GHS) Limited) and Real Square Investment Company Limited, each had interests of 49.99% in the profits, assets and liabilities of the Partnership, are the ultimate parents of the Company. The financial statements of the Company and of Great Portland Estates plc can be obtained from 33 Cavendish Square, London W1G 0PW. The financial statements of Real Square Investment Company Limited can be obtained from 85/F, Two International Finance Centre, 8 Finance Street, Hong Kong.