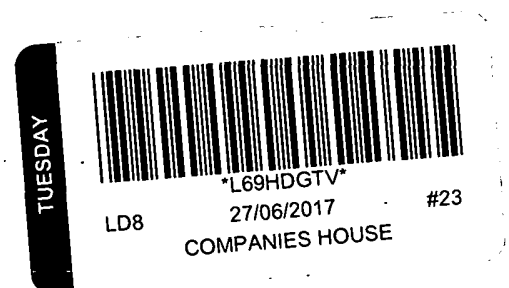


**Company Registration No. 03840768**

**ASHLEY CENTRE TWO LIMITED**

**Annual Report and Unaudited Financial Statements**

**31 December 2016**



# **ASHLEY CENTRE TWO LIMITED**

## **OFFICERS**

### **DIRECTORS**

K Ford  
J Ryman  
C Staveley

### **SECRETARY**

S Wetherly

### **REGISTERED OFFICE**

52 Grosvenor Gardens  
London  
SW1W 0AU

# **ASHLEY CENTRE TWO LIMITED**

## **DIRECTORS' REPORT**

The directors present their annual report together with the unaudited financial statements for the year ended 31 December 2016.

### **PRINCIPAL ACTIVITY, TRADING REVIEW AND FUTURE DEVELOPMENTS**

The principal activity of the Company is property investment. The Company did not trade during the year. There has been no profit or loss or recognised gains or losses during the year and therefore no income statement, statement of comprehensive income or statement of changes in equity has been presented. The Company is expected to remain dormant for the foreseeable future.

The directors do not recommend the payment of a dividend (2015: £nil).

### **INCORPORATION**

The Company is incorporated in Great Britain and registered in England and Wales.

### **DIRECTORS**

The directors of the Company, who served throughout the year except as noted, were:

M Bourgeois (resigned 22 December 2016)

K Ford

J Ryman (appointed 22 December 2016)

C Staveley

By order of the Board



S Wetherly  
Secretary

21 JUNE 2017

## **ASHLEY CENTRE TWO LIMITED**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

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 prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

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;
- state whether applicable United Kingdom Accounting Standards, including FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify the company's shareholders in writing about the use of disclosure exemptions, if any, of FRS 101 used in the preparation of financial statements; 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 confirm that they have complied with the above requirements in preparing the financial statements. The directors are responsible for keeping proper accounting records that 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.

**ASHLEY CENTRE TWO LIMITED**  
Company Registration No. 3840768

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

|                                                     | Note | 2016<br>£ | 2015<br>£ |
|-----------------------------------------------------|------|-----------|-----------|
| <b>CURRENT ASSETS</b>                               |      |           |           |
| Debtors: amounts falling due within one year        | 3    | 2         | 2         |
| <b>NET CURRENT ASSETS</b>                           |      | 2         | 2         |
| <b>NET ASSETS</b>                                   |      | 2         | 2         |
| <b>EQUITY</b>                                       |      |           |           |
| Share capital                                       | 4    | 2         | 2         |
| <b>EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY</b> |      | 2         | 2         |

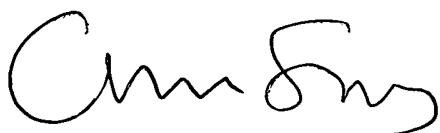
For the year ended 31 December 2016, the Company was entitled to exemption under section 477(2) of the Companies Act 2006.

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.

The directors acknowledge their responsibility for:

- ensuring the Company keeps accounting records which comply with section 386, and;
- preparing accounts which give a true and fair view of the state of affairs of the Company at the end of the financial year in accordance with section 393 and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

The financial statements were approved by the Board of Directors and signed on their behalf by:



C Staveley  
Director

21 JUNE 2017

# ASHLEY CENTRE TWO LIMITED

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

### 1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and the preceding year.

The Company has applied FRS 101 'Reduced Disclosure Framework' as issued by the Financial Reporting Council, accordingly, in the year ended 31 December 2016 the Company has changed its accounting framework from pre-2015 UK GAAP to FRS 101 and has, in doing so, applied the requirements of IFRS 1.6-33 and related appendices. These financial statements have been prepared in accordance with FRS 101 'Reduced Disclosure Framework'.

#### Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with applicable accounting standards in the United Kingdom.

#### Cash flow statement

The Company was dormant during the year and had no cash flows. Accordingly no cash flow statement is given.

#### Going concern

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 financial statements.

### 2. PROFIT FOR THE YEAR

The Company did not trade during the year and accordingly no income statement is given. The directors received no emoluments in respect of their services to the Company (2015: £nil). The Company had no employees during the year (2015: nil).

### 3. DEBTORS

#### Amounts falling due within one year

|                                  | 2016<br>£ | 2015<br>£ |
|----------------------------------|-----------|-----------|
| Amounts owed by parent companies | 2         | 2         |

Amounts owed by the parent companies are unsecured, interest free and repayable on demand.

### 4. SHARE CAPITAL

|                               | 2016<br>£ | 2015<br>£ |
|-------------------------------|-----------|-----------|
| <b>Issued and fully paid:</b> |           |           |
| 2 ordinary shares of £1 each  | 2         | 2         |

### 5. ULTIMATE AND CONTROLLING PARENT COMPANY

In both the current and preceding year the Company was a wholly owned subsidiary of Ashley Epsom Limited, incorporated and registered in Jersey. The Company's ultimate parent company is Capital & Regional plc. Capital & Regional plc. is incorporated in Great Britain and registered in England and Wales and copies of its financial statements can be obtained from The Company Secretary, 52 Grosvenor Gardens, London SW1W 0AU.