

Registered number: 03954452

**QUINTAIN (WEMBLEY) LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**



---

**QUINTAIN (WEMBLEY) LIMITED**

---

**COMPANY INFORMATION**

---

<b>Directors</b>	S A Tatford P S Slavin (appointed 14 September 2021)
<b>Company secretary</b>	F V Heazell
<b>Registered number</b>	03954452
<b>Registered office</b>	180 Great Portland Street London W1W 5QZ

---

QUINTAIN (WEMBLEY) LIMITED

---

CONTENTS

---

	Page
Directors' report	1
Directors' responsibilities statement	2
Statement of comprehensive income	3
Balance sheet	4
Notes to the financial statements	5 - 6

---

**QUINTAIN (WEMBLEY) LIMITED**

---

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

The Directors present their report and the financial statements of Quintain (Wembley) Limited for the year ended 31 December 2021.

The Company was dormant and did not trade during the year.

**Directors**

The directors who served during the year and up until the date of signing were:

A E C Hare (resigned 14 September 2021)

S A Tatford

P S Slavin (appointed 14 September 2021)

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

DocuSigned by:

*Philip Slavin*

5890AFC216874AB...

**P S Slavin**

Director

Date: 27 September 2022

---

**QUINTAIN (WEMBLEY) LIMITED**

---

**DIRECTORS' RESPONSIBILITIES STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

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 the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so. As explained in note 1, the directors do not believe it is appropriate to prepare the financial statements on a going concern basis.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and 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.

---

**QUINTAIN (WEMBLEY) LIMITED**

---

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

The Company has not traded during the year or the preceding financial period. During these periods the Company received no income and incurred no expenditure and therefore made neither profit or loss.

**QUINTAIN (WEMBLEY) LIMITED**  
**REGISTERED NUMBER:03954452**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
<b>Current assets</b>			
Debtors: amounts falling due within one year	2	2	2
		<u>2</u>	<u>2</u>
<b>Total assets less current liabilities</b>		<b>2</b>	<b>2</b>
<b>Net assets</b>		<u><b>2</b></u>	<u><b>2</b></u>
<b>Capital and reserves</b>			
Called up share capital	3	1	1
Profit and loss account		1	1
		<u><b>2</b></u>	<u><b>2</b></u>

For the year ended 31 December 2021 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the 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 Company's financial statements have been prepared in accordance with the 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 by:

DocuSigned by:  
  
5880AFC216874AB...

**P S Slavin**  
Director

Date: 27 September 2022

The notes on pages 5 to 6 form part of these financial statements.

---

**QUINTAIN (WEMBLEY) LIMITED**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**1. Accounting policies**

**1.1 Basis of preparation of financial statements**

The financial statements have been prepared for the year ended 31 December 2021 on a going concern basis under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The Company has applied the exemptions available under FRS 102 in respect of the following disclosures:

- The requirement of Section 7 Statement of Cash Flows and paragraph 3.17(d).
- The requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b), 11.48(c) in respect of basic financial instruments.
- The requirement to disclose related party transactions between members of its group in line with paragraph 33.1A.

**1.2 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2. Debtors**

	2021 £	2020 £
Amounts owed by group undertakings	2	2
	<u>2</u>	<u>2</u>

Amounts owed by group undertakings are interest free and repayable on demand.



---

**QUINTAIN (WEMBLEY) LIMITED**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**3. Share capital**

	2021 £	2020 £
<b>Shares classified as equity</b>		
<b>Allotted, called up and fully paid</b>		
1- Called up share of £1	<u>1</u>	<u>1</u>

Full details of the rights and obligations attached to the ordinary shares are contained in the Company's articles of association. These rights include an entitlement to receive the Company's annual report and financial statements, to attend and speak at general meetings of the Company, to appoint proxies and to exercise voting rights. Holders of ordinary shares may also receive dividends and may receive a share of the Company's assets on the Company's liquidation. There are no restrictions on the transfer of ordinary shares.

**4. Controlling party**

At 31 December 2021 the Company's immediate parent was Quintain Limited, registered address 180 Great Portland Street, London, W1W 5QZ, a subsidiary of Bailey Acquisitions Limited, registered address 44 Esplanade, St Helier, Jersey, JE4 9WG. The groups in which results of the Company are consolidated are those headed by Bailey Acquisitions Limited and Quintain Finance Limited, both incorporated in Jersey, registered address 44 Esplanade, St Helier, Jersey, JE4 9WG. Group financial statements are available on request from 180 Great Portland Street, London, W1W 5QZ. The ultimate controlling party is LSREF IV Bailey TopCo Limited, an entity incorporated in Bermuda.