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**SYNDLE LIMITED**

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**FINANCIAL STATEMENTS**  
**INFORMATION FOR FILING WITH THE REGISTRAR**  
**FOR THE PERIOD ENDED 30 NOVEMBER 2018**



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**SYNDLE LIMITED**  
**REGISTERED NUMBER: 04077085**

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**BALANCE SHEET**  
**AS AT 30 NOVEMBER 2018**

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	30 November 2018 £	30 June 2018 £
<b>Total assets less current liabilities</b>	-	-
<b>Net assets</b>	<u>-</u>	<u>-</u>
<b>Capital and reserves</b>		
Called up share capital	100	100
Profit and loss account	<u>(100)</u>	<u>(100)</u>
	<u>-</u>	<u>-</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of income and retained earnings in accordance with 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:



**Gary Hilton Sacks**  
Director

Date: 10 MAY 2019

The notes on pages 3 to 5 form part of these financial statements.

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**SYNDLE LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 30 NOVEMBER 2018**

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	Called up share capital £	Profit and loss account £	Total equity £
<b>Other comprehensive income for the year</b>	-	-	-
<b>Total comprehensive income for the year</b>	-	-	-
<b>Total transactions with owners</b>	-	-	-
<b>Comprehensive income for the period</b>			
Profit for the period	-	4,996,417	4,996,417
<b>Other comprehensive income for the period</b>	-	-	-
<b>Total comprehensive income for the period</b>	-	4,996,417	4,996,417
Dividends: Equity capital	-	(4,996,417)	(4,996,417)
<b>Total transactions with owners</b>	-	(4,996,417)	(4,996,417)
<b>At 30 November 2018</b>	100	(100)	-

The notes on pages 3 to 5 form part of these financial statements.

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## SYNDLE LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 NOVEMBER 2018

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#### 1. General information

Syndle Limited (the "Company") is a private company limited by share capital, incorporated under the UK Companies Act and domiciled in England. The address of the Company's registered office is Regina House, 124 Finchley Road, London, NW3 5JS.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

There were no critical judgments nor any critical accounting estimates made in applying the Company's accounting policies towards the preparation of these financial statements in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland.

The following principal accounting policies have been applied:

##### 2.2 Exemption from preparing consolidated financial statements

The Company, and the group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and group are considered eligible for the exemption to prepare consolidated accounts.

##### 2.3 Functional and presentational currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates (the "functional currency").

The functional currency of the Company and the currency in which the financial statements are presented (the "presentational currency") is 'Pounds Sterling' (£) rounded to the nearest single unit of currency.

##### 2.4 Going concern

The financial statements have not been prepared on a going concern basis on the grounds that the directors commenced plans to dissolve the Company prior to the approval date of these financial statements.

##### 2.5 Fixed asset investments

Investments held as fixed assets are shown at cost less provision for impairment. The carrying values of fixed asset investments are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable.

##### 2.6 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

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**SYNDLE LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 NOVEMBER 2018**

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**3. Employees**

The average monthly number of employees, including directors, during the period was 2 (2018 - 2).

**4. Fixed asset investments**

	Investments in subsidiary companies £
<b>Cost or valuation</b>	
At 1 July 2018	1,909,501
At 30 November 2018	<u>1,909,501</u>
<b>Impairment</b>	
At 1 July 2018	1,909,501
At 30 November 2018	<u>1,909,501</u>
At 30 November 2018	<u>-</u>
At 30 June 2018	<u>-</u>

Investments in subsidiary companies comprise of a single 100% holding in the issued share capital of WFR Development Limited; a company incorporated under the UK Companies Act, domiciled in England and whose registered office is located at Regina House, 124 Finchley Road, London, NW3 5JS.

**5. Financial instruments**

The Company held no financial instruments during the current and preceding financial reporting periods that would be considered reportable under Sections 1A, 11 and 12 of Financial Reporting Standard 102 or paragraph 36 of Schedule 1 to the UK Companies Act.

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**SYNDLE LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 NOVEMBER 2018**

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**6. Related party transactions**

The Company has taken advantage of the exemption provided by paragraph 33.1A of Financial Reporting Standard 102 not to disclose transactions with wholly owned group undertakings. Outstanding aggregated balances with the Company's fellow wholly-owned group undertakings as at the balance sheet date are disclosed, where applicable, within the notes to these financial statements.

There were no further related party transactions and/or reporting period end balances to report.

**7. Controlling party**

The immediate parent company is City & Docklands London Limited, a company incorporated under the UK Companies Act, which holds a 97.5% interest in the issued share capital of the Company.

The parent undertaking of the smallest group to consolidate these financial statements is Landeck Services Limited, a company incorporated under the BVI Business Companies Act and whose registered office is located at Craigmuir Chambers, Road Town, Tortola, British Virgin Islands.

Copies of consolidated group financial statements for Landeck Services Limited are not publicly available.

**8. Auditors' information**

The auditors' report on the financial statements for the period ended 30 November 2018 was unqualified.

In their report, the auditors emphasised that following matter without qualifying their report:  
Material uncertainty related to going concern

We draw attention to note 2.4 in the financial statements, which indicates that the financial statements have not been prepared under the going concern basis. Our opinion is not modified in respect of this matter.

The audit report was signed on 10 MAY 2019 by Richard Paul (senior statutory auditor) on behalf of Nyman Libson Paul.