
THE ROYALS BUSINESS PARK LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2014

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THE ROYALS BUSINESS PARK LIMITED

COMPANY INFORMATION

DIRECTORS	M H Marx C J Barwick
COMPANY SECRETARY	M O Shepherd
REGISTERED NUMBER	04129161
REGISTERED OFFICE	Portland House Bressenden Place London SW1E 5DS
INDEPENDENT AUDITORS	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 1 Embankment Place London WC2N 6RH
BANKERS	Barclays Bank PLC 50 Pall Mall London SW1A 1QA

THE ROYALS BUSINESS PARK LIMITED

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THE ROYALS BUSINESS PARK LIMITED

**STRATEGIC REPORT
FOR THE YEAR ENDED 28 FEBRUARY 2014**

PRINCIPAL ACTIVITIES AND REVIEW OF THE BUSINESS

The principal activity of the company during the year and for the foreseeable future is property development and management. The directors do not foresee any change in the future activities of the company.

PRINCIPAL RISKS AND UNCERTAINTIES

The management of the business and the execution of the company's strategy are subject to a number of risks. The company is a member of the Development Securities PLC group of companies. Further discussion of the risks and uncertainties, in the context of the group as a whole, is provided in the group's annual report which does not form part of this report.

FINANCIAL KEY PERFORMANCE INDICATORS

The directors of Development Securities PLC manage the group's operations on a group basis. For this reason, the company's directors believe that an analysis using KPIs for the company is not necessary or appropriate for an understanding of the development, performance or position of the business of the company. The development, performance and position of the group is discussed in the group's annual report which does not form part of this report.

This report was approved by the board on 6 October 2014 and signed on its behalf.



M O Shepherd
Company secretary

THE ROYALS BUSINESS PARK LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 28 FEBRUARY 2014**

The directors present their report and the financial statements for the year ended 28 February 2014.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £413,431 (2013 - £158,239).

The directors are unable to recommend the payment of a dividend (2013 - £NIL).

DIRECTORS

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

M H Marx
C J Barwick

QUALIFYING THIRD PARTY INDEMNITY PROVISIONS

The company maintains directors' and officers' liability insurance, which is reviewed annually and is considered to be adequately insured. Such qualifying third party indemnity provisions remain in place at the date of approving the directors' report.

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

INDEPENDENT AUDITORS

The auditors, PricewaterhouseCoopers LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 6 October 2014 and signed on its behalf.



M O Shepherd
Company secretary

THE ROYALS BUSINESS PARK LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 28 FEBRUARY 2014**

The directors are responsible for preparing the Strategic report, 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards 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 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 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;
- 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE ROYALS BUSINESS PARK LIMITED

Report on the financial statements

Our opinion

In our opinion the financial statements, defined below:

- give a true and fair view of the state of the company's affairs as at 28 February 2014 and of its profit for the financial year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

This opinion is to be read in the context of what we say in the remainder of this report.

What we have audited

The financial statements, set out on pages 6 to 11, which are prepared by The Royals Business Park Limited, comprise:

- the balance sheet as at 28 February 2014;
- the profit and loss account for the financial year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in their preparation comprises applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

What an audit of financial statements involves

We conducted our audit in accordance with International Standards on Auditing (UK & Ireland) ("ISAs (UK & Ireland)"). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the Strategic Report, Directors' Report and financial statements to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE ROYALS BUSINESS PARK LIMITED

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report if, in our opinion, certain disclosures of directors' remuneration specified by law have not been made. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Directors' Responsibilities Statement set out on page 3, 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 ISAs (UK & Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.



Rachel Savage (Senior Statutory Auditor)
for and on behalf of PRICEWATERHOUSECOOPERS LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

6 October 2014

THE ROYALS BUSINESS PARK LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 28 FEBRUARY 2014**

	Note	2014 £	2013 £
TURNOVER	2	549,000	353,000
Cost of sales		<u>(11,469)</u>	<u>(82,736)</u>
GROSS PROFIT		537,531	270,264
Administrative expenses		<u>(15)</u>	<u>(112,025)</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		537,516	158,239
Tax on profit on ordinary activities	5	<u>(124,085)</u>	<u>-</u>
PROFIT FOR THE FINANCIAL YEAR	9	<u>413,431</u>	<u>158,239</u>

All amounts relate to continuing operations.

There were no recognised gains and losses for 2014 or 2013 other than those included in the Profit and loss account.

There are no material differences between the profit on ordinary activities before taxation and the retained profit for the financial year stated above and their historical cost equivalents.

The notes on pages 8 to 11 form part of these financial statements.

THE ROYALS BUSINESS PARK LIMITED
REGISTERED NUMBER: 04129161

BALANCE SHEET
AS AT 28 FEBRUARY 2014

	Note	£	2014 £	£	2013 £
CURRENT ASSETS					
Debtors	6	1,366,759		722,222	
CREDITORS: amounts falling due within one year	7	(233,885)		(2,779)	
NET CURRENT ASSETS			1,132,874		719,443
NET ASSETS			1,132,874		719,443
CAPITAL AND RESERVES					
Called up share capital	8		1		1
Profit and loss account	9		1,132,873		719,442
SHAREHOLDERS' FUNDS	10		1,132,874		719,443

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 6 October 2014.


M H Mary
 Director

The notes on pages 8 to 11 form part of these financial statements.

THE ROYALS BUSINESS PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 FEBRUARY 2014

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

1.2 Going concern

The directors have prepared the financial statements on the going concern basis, on the grounds that the company can meet its liabilities as they fall due.

1.3 Cash flow statement and related party disclosures

The company is a wholly-owned subsidiary of Development Securities PLC and is included in the consolidated financial statements of Development Securities PLC, which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of Financial Reporting Standard number 1 "Cash flow statements" (revised 1996). The company is also exempt under the terms of Financial Reporting Standard number 8 "Related party disclosures" from disclosing related party transactions with wholly-owned entities that are part of the Development Securities PLC group.

1.4 Turnover

Project management fee income, which excludes value added tax, is recognised as services are provided.

1.5 Taxation

Current tax, including United Kingdom corporation tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

THE ROYALS BUSINESS PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2014**

2. TURNOVER

An analysis of turnover by class of business is as follows:

	2014 £	2013 £
Project fee income	<u>549,000</u>	<u>353,000</u>

All turnover arose within the United Kingdom.

3. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

The auditors' remuneration of £2,500 (2013 - £2,500), for the current and preceding financial year has been borne by Development Securities PLC.

4. STAFF COSTS

The Company has no employees other than the Directors. Their remuneration, including pension costs, is not borne directly by the Company but by Development Securities PLC (2013 - £NIL).

5. TAX ON PROFIT ON ORDINARY ACTIVITIES

	2014 £	2013 £
UK corporation tax charge on profit for the year	<u>124,085</u>	<u>-</u>

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2013 - lower than) the standard rate of corporation tax in the UK of 23.1% (2013 - 24.2%). The differences are explained below:

	2014 £	2013 £
Profit on ordinary activities before tax	<u>537,516</u>	<u>158,239</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 23.1% (2013 - 24.2%)	124,166	38,294
Effects of:		
Group relief claimed for nil consideration	(81)	(38,294)
Current tax charge for the year	<u>124,085</u>	<u>-</u>

Factors that may affect future tax charges

During the year, as a result of the changes in the UK corporation tax rate to 21% from 1 April 2014 and to 20% from 1 April 2015, which were substantially enacted on 2 July 2013, these have been recognised in the preparation of the financial statements..

THE ROYALS BUSINESS PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2014**

6. DEBTORS

	2014 £	2013 £
Amounts owed by group undertakings	707,958	720,912
VAT receivable	-	1,310
Other debtors	658,801	-
	<u>1,366,759</u>	<u>722,222</u>

The amounts owed by group undertakings are unsecured, do not bear interest and there are no fixed terms for the repayment of these amounts.

**7. CREDITORS:
Amounts falling due within one year**

	2014 £	2013 £
Corporation tax	124,085	-
VAT payable	109,800	-
Accruals and deferred income	-	2,779
	<u>233,885</u>	<u>2,779</u>

8. CALLED UP SHARE CAPITAL

	2014 £	2013 £
Allotted, called up and fully paid		
1 (2013:1) Ordinary share of £1	<u>1</u>	<u>1</u>

9. RESERVES

	Profit and loss account £
At 1 March 2013	719,442
Profit for the financial year	413,431
	<u>1,132,873</u>
At 28 February 2014	

THE ROYALS BUSINESS PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2014**

10. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2014 £	2013 £
Opening shareholders' funds	719,443	561,204
Profit for the financial year	413,431	158,239
	<hr/>	<hr/>
Closing shareholders' funds	<u>1,132,874</u>	<u>719,443</u>

11. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The ultimate parent and controlling company and parent company of the largest group and smallest group of which The Royals Business Park Limited is a member and for which consolidated financial statements are prepared is Development Securities PLC.

The immediate parent company and parent company is Development Securities (Projects) Limited. Both companies are registered in England and Wales and incorporated in Great Britain.

Copies of annual report and financial statements of Development Securities PLC and Development Securities (Projects) Limited can be obtained from Portland House, Bressenden Place, London SW1E 5DS.