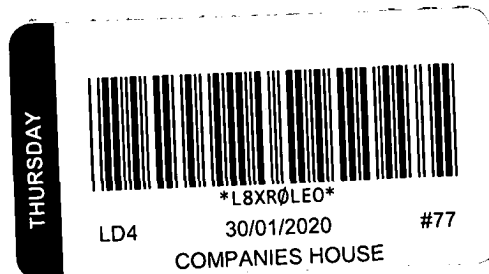


REGISTERED NUMBER: 04231601 (England and Wales)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2019

FOR

NO. 1 WEST INDIA QUAY (RESIDENTIAL)
LIMITED



NO. 1 WEST INDIA QUAY (RESIDENTIAL)
LIMITED (REGISTERED NUMBER: 04231601)

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FOR THE YEAR ENDED 30 APRIL 2019

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NO. 1 WEST INDIA QUAY (RESIDENTIAL)
LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 30 APRIL 2019

DIRECTORS:

L. Hadjiioannou
C. Christou

REGISTERED OFFICE:

6th Floor
Charles House
108-110 Finchley Road
London
NW3 5JJ

REGISTERED NUMBER:

04231601 (England and Wales)

ACCOUNTANTS:

Numera Partners LLP
6th Floor
Charles House
108-110 Finchley Road
London
NW3 5JJ

NO. 1 WEST INDIA QUAY (RESIDENTIAL)
LIMITED (REGISTERED NUMBER: 04231601)

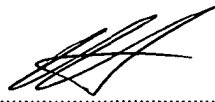
BALANCE SHEET
30 APRIL 2019

	Notes	30.4.19 £	30.4.18 £
CURRENT ASSETS			
Debtors	3	235,975	381,820
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>235,975</u>	<u>381,820</u>
CAPITAL AND RESERVES			
Called up share capital		2	2
Retained earnings		235,973	381,818
SHAREHOLDERS' FUNDS		<u>235,975</u>	<u>381,820</u>

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 28/1/2020 and were signed on its behalf by:



 L. Hadjiioannou - Director

NO. 1 WEST INDIA QUAY (RESIDENTIAL)
LIMITED (REGISTERED NUMBER: 04231601)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2019

1. STATUTORY INFORMATION

No. 1 West India Quay (Residential) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Other income

Other income includes ground rent received.

Related Parties

The company has taken advantage of FRS 102, Section 1AC.35, for the disclosure of transactions entered into between two or more members of a group, provided that any subsidiary which is party to the transaction is wholly owned by such a member. Amounts owed to and from group companies are therefore shown in aggregate.

Leasing commitments

Rentals paid under operating leases are charged to profit and loss account on a straight line basis over the period of the lease.

Financial assets

Short term debtors are measured at transaction price, less any impairment. Other financial assets, including loans to group companies are measured initially at fair value, net of transactions cost and are subsequently measured at amortised cost using the effective interest method, less any impairment.

Going Concern

After reviewing the company's forecasts and projections, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company, therefore continues to adopt the going concern policy in preparing its financial statements.

3. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.19	30.4.18
	£	£
Amounts owed by group undertakings	216,906	381,820
Other debtors	19,069	-
	<u>235,975</u>	<u>381,820</u>

4. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Giles Cohen (Senior Statutory Auditor)
for and on behalf of Numera Partners LLP

5. CONTINGENT LIABILITIES

The company is part of an omnibus guarantee and set off agreement for securing all monies due or to become due from certain group companies which at 30 April 2019 amounted to £229 million. Following the July 19 refinancing, that is detailed in note 4, this guarantee was reduced to £175 million.

NO. 1 WEST INDIA QUAY (RESIDENTIAL)
LIMITED (REGISTERED NUMBER: 04231601)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2019

6. RELATED PARTY DISCLOSURES

Included in debtors falling due within one year is an amount of £216,906 £2018: £381,820) owed by group undertakings.

Amounts outstanding between group companies arise by virtue of financing transactions. These amounts are unsecured, interest free and due within one year.

7. APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

8. SHAREHOLDERS' FUNDS

Included in retained earnings is an amount of £235,975 (2018: £381,818) which is distributable to the shareholders.

9. PARENT COMPANY

The immediate parent company is West India Quay Development Company (Eastern) Limited. The company's accounts are consolidated in the accounts of ultimate parent undertaking Yianis Holdings Limited, incorporated in Great Britain. Its registered office address is 6th Floor, Charles House, 108-110 Finchley Road, London, NW3 5JJ.