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**CAMBRIDGE RETAIL INVESTMENT LIMITED**

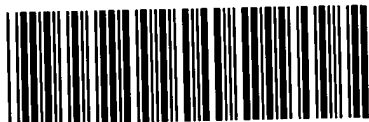
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**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

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## **CAMBRIDGE RETAIL INVESTMENT LIMITED**

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### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017**

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The directors present their Annual report on the affairs of the Company together with the financial statements for the year ended 31 December 2017.

The Company was dormant as defined by Section 1169 of the Companies Act 2006 throughout the year and the preceding year.

The Company is incorporated in the United Kingdom and its registered office is 70 Grosvenor Street, London, W1K 3JP.

#### **DIRECTORS**

The directors who served during the year were:

R F C Blundell

C A Henderson

C McWilliam

S Harding-Roots

W R Bax (appointed 25 January 2017, resigned 1 June 2018)

#### **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 on 26 June 2018 and signed on its behalf.

  
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**D Lewis**

Company Secretary

**CAMBRIDGE RETAIL INVESTMENT LIMITED**  
**REGISTERED NUMBER: 04377935**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2017**

	Note	2017 £	2016 £
<b>Current assets</b>			
Debtors: amounts falling due within one year	4	30,000	30,000
		<u>30,000</u>	<u>30,000</u>
Creditors: amounts falling due within one year	5	(14,356,877)	(14,356,877)
<b>Net current liabilities</b>		<u>(14,326,877)</u>	<u>(14,326,877)</u>
<b>Total assets less current liabilities</b>		<u>(14,326,877)</u>	<u>(14,326,877)</u>
 <b>Net liabilities</b>		 <u><u>(14,326,877)</u></u>	 <u><u>(14,326,877)</u></u>
 <b>Capital and reserves</b>			
Called up share capital	6	100	100
Profit and loss account	7	(14,326,977)	(14,326,977)
		<u>(14,326,877)</u>	<u>(14,326,877)</u>

The members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Company was entitled to exemption from audit under section 480 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 entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 26 June 2018.



**C A Henderson**  
Director

The notes on pages 3 to 4 form part of these financial statements.

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## CAMBRIDGE RETAIL INVESTMENT LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

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#### 1. ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006. The accounting policies have been applied consistently throughout the current and preceding year.

#### 2. DORMANT STATUS

The Company was dormant (within the meaning of Section 1169 of the Companies Act 2006) throughout the current year. The Company did not trade during the year or during the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit nor loss. No movement in shareholders' funds occurred during the year or during the preceding financial year.

#### 3. EXPENSES

The expenses of the Company are met by Grosvenor Estate Management Limited, a fellow subsidiary undertaking.

#### 4. DEBTORS: Amounts falling due within one year

	2017 £	2016 £
Other debtors	30,000	30,000
	<u>30,000</u>	<u>30,000</u>

#### 5. CREDITORS: Amounts falling due within one year

	2017 £	2016 £
Amounts owed to group undertakings	14,328,303	14,328,303
Other creditors	28,574	28,574
	<u>14,356,877</u>	<u>14,356,877</u>

There are no interest bearing amounts owed to group undertakings at 31 December 2017 (2016 - £Nil)

Amounts owed to group undertakings are repayable on demand.

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## CAMBRIDGE RETAIL INVESTMENT LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

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#### 6. CALLED UP SHARE CAPITAL

	2017 £	2016 £
<b>Shares classified as equity</b>		
<b>Allotted, called up and fully paid</b>		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

#### 7. RESERVES

##### Retained Earnings

The reserve contains the balance of retained earnings to carry forward. Dividends are paid from this reserve.

#### 8. CONTROLLING PARTY

The Company's ultimate parent undertaking is Grosvenor Group Limited a Company incorporated in Great Britain and registered in England and Wales which is wholly owned by trusts on behalf of members of the Grosvenor family, headed by the Duke of Westminster.

The ultimate parent undertaking heads the largest group of undertakings of which the Company is a member and for which group accounts are prepared. Grosvenor Limited, the intermediate holding Company, heads the smallest group of undertakings of which the Company is a member and for which group accounts are prepared.

Copies of the consolidated financial statements of Grosvenor Group Limited and Grosvenor Limited can be obtained from Companies House, 3 Crown Way, Maindy, Cardiff, CF14 3UZ.