

Hines Suburban Limited

Report and Financial Statements

31 December 2016



Directors

Ross Blair
I Brown

Secretary

Abogado Nominees Limited

Registered Office

100 New Bridge Street
London EC4V 6JA

Directors' report

The directors present their report and financial statements for the year ending 31 December 2016.

Principal activity and review of the business

The company was incorporated on 6 March 2003. The company was dormant during the year ended 31 December 2016 and did not trade, accordingly no profit and loss account has been produced.

Directors and their interests

The directors of the company who served during the year ended 31 December 2016 and subsequent to that date were as follows:

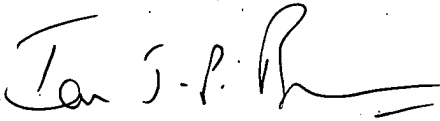
Ross Blair

I Brown

M Topham (resigned 31 December 2016)

None of the directors who held office during the year had any beneficial interest in the share capital of the company or any group companies during the year.

On behalf of the Board



Ian J. P. Brown
Director

Date 27 September 2017

Balance sheet

at 31 December 2016

	Notes	2016 £	2015 £
Current assets			
Debtors	3	100	100
Total assets		<u>100</u>	<u>100</u>
Capital and reserves			
Called up share capital	4	<u>100</u>	<u>100</u>
Equity shareholders' funds		<u>100</u>	<u>100</u>

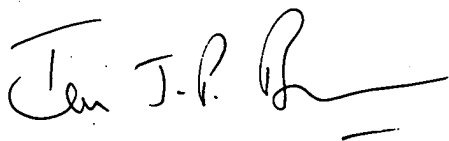
For the year ended 31 December 2016 the company was entitled to exemption under section 480 of the Companies Act 2006 relating to dormant companies.

Director's responsibilities;

- The members have not required the company to obtain an audit of its accounts 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 Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board of Directors
and signed on its behalf by:



Ian J. P. Brown
Director

Date 27 September 2017

Notes to the financial statements

at 31 December 2016

1. Accounting policies

Basis of preparation

The report and financial statements are prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102').

No profit and loss account has been prepared, as the company did not trade throughout the financial year.

Statement of cash flows

Under the provisions of Financial Reporting Standard 102, the company is exempt from preparing a statement of cash flow because it qualifies as a small company as defined by sections 382 to 384 of the Companies Act 2006.

2. Directors' emoluments

None of the directors received any emoluments from the company during the year.

3. Debtors

	2016 £	2015 £
Amounts owed by group undertakings	100	100
	<u>100</u>	<u>100</u>

4. Share capital

	2016 £	2015 £
<i>Authorised</i>		
Ordinary shares of £1 each	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
<i>Allotted, called up and fully paid</i>		
Ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>

5. Parent undertaking and controlling party

The company's immediate parent undertaking is Hines GB Holdings LLC.

The company's ultimate parent undertaking and controlling party is Hines International Real Estate Holdings Limited Partnership, a partnership registered in the United States of America. The largest and smallest group in which the results of the company are consolidated is that headed by Hines International Real Estate Holdings Limited Partnership, the financial statements of which are not available to the public.