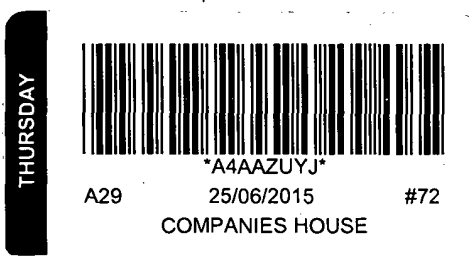


Registered Number 4765789

ST DAVID'S (NO.2) LIMITED
FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2014



Directors' Report for the year ended 31 December 2014

The directors present their report with the financial statements of St David's (No.2) Limited ('Company') for the year ended 31 December 2014.

RESULTS FOR THE YEAR AND DIVIDEND

There was no activity in the Income statement for the year ended 31 December 2014 and consequently no Income statement has been disclosed.

The directors do not recommend the payment of a dividend for the year ended 31 December 2014 (2013: £Nil).

During the year, the Company has adopted The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

PRINCIPAL ACTIVITY

The Company is dormant. No change in the Company's dormant status is anticipated in the foreseeable future.

DIRECTORS

The directors who held office during the year and up to the date of this report, unless otherwise stated, were:

R J Akers	(resigned 17 February 2014)
A P Blake	(resigned 14 March 2014)
S P Clay	(resigned 26 May 2015)
D A Fischel	
E M G Roberts	
M G Butterworth	
J G Mckinnon	(alternate director to M G Butterworth)
D Don-Wauchope	
A M Christian - West	(appointed 14 March 2014)
S C Parsons	(appointed 17 February 2014)
J Wilkinson	(appointed 16 January 2014)
R J Loveland	(appointed 26 May 2015)
J S Sahota	(appointed 26 May 2015)

INDEMNITY

The Company has made qualifying third party indemnity provisions for the benefit of the respective directors which were in place throughout the year and which remain in place at the date of this report.

AUDITOR

The Company has exercised its entitlement under the Companies Act 2006 to exempt itself from the provisions of the Act relating to the audit of accounts.

Registered Office
5 Strand
London WC2N 5AF

D Don-Wauchope

D Don-Wauchope
Director
15 June 2015

M G Roberts

E M G Roberts
Director
15 June 2015

Registered in England and Wales
Registered number: 4765789

Balance Sheet as at 31 December 2014

	Notes	2014 £	2013 £
Current assets			
Debtors	3	1	1
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	4	1	1
Total shareholder's funds		<u>1</u>	<u>1</u>

For the year ended 31 December 2014 the Company was entitled to exemption under section 480 of the Companies Act 2006 relating to dormant companies.

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

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to the accounting records and the preparation of the accounts.

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

The financial statements on pages 2 to 3 were approved and authorised for issue by the board of directors on 15 June 2015 and were signed on its behalf by:

D. Don-Wauchope

D Don-Wauchope
Director

M G Roberts

E M G Roberts
Director

1. Basis of preparation

These financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The financial statements are prepared under the historical cost convention. These are the first financial statements of the Company prepared in accordance with FRS102.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 December 2014. The financial statements are prepared in Sterling and are rounded to the nearest pound.

2. Accounting policies

The financial statements have been prepared on the going concern basis, under the historical cost convention, in accordance with Companies Act 2006 and applicable United Kingdom accounting standards.

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements.

(a) Income statement and other primary statements

There was no activity in the Income statement for the year ended 31 December 2014 and consequently no Income statement has been disclosed.

3. Debtors

	2014 £	2013 £
Amounts owed from a related party	1	1

The unsecured loan to the related party is interest free and repayable on demand with no fixed repayment date.

4. Called up share capital

	2014 Number	Issued 2013 Number	Allotted and fully paid 2014 £	2013 £
Ordinary shares of £1.00 each	1	1	1	1

5. Cash flow statement exemption

Under FRS 1 the Company is exempt from the requirement to prepare a cash flow statement on the grounds of its size.

6. Related party transactions

There are no material undisclosed related party transactions.

7. Parent company

The immediate parent company is St David's (General Partner) Limited.

The ultimate parent companies at 31 December 2014 were Land Securities Group PLC and Intu Properties plc, both of which are registered in England and Wales. These are the largest parent companies to consolidate these financial statements.

Consolidated financial statements for the year ended 31 March 2015 for Land Securities Group PLC can be obtained from the Company Secretary, 5 Strand, London WC2N 5AF.

Consolidated financial statements for the year ended 31 December 2014 for Intu Properties plc can be obtained from the Company Secretary, 40 Broadway, London SW1H 0BT.