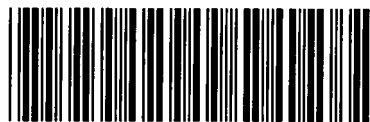




JUST EQUITY RELEASE LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

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COMPANIES HOUSE

COMPANY NUMBER 5135289

JUST EQUITY RELEASE LIMITED

DIRECTOR'S REPORT

The Director presents his report with the financial statements of Just Equity Release Limited (the Company) for the year ended 31 December 2018.

PRINCIPAL ACTIVITY

The Company was incorporated on 21 May 2004 and is non-trading.

RESULTS FOR THE YEAR

The Company has been dormant since incorporation.

DIRECTORS

The Director who held office during the year and to the reporting date is listed below:

Simon Thomas (resigned 31 October 2018)

Paul Turner (appointed 31 October 2018)

DIRECTORS' INSURANCE AND INDEMNITIES

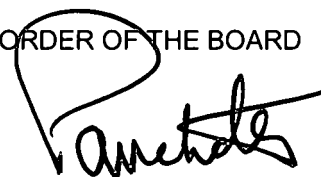
The Director and Officer of the Company benefit from an indemnity provision in the Company's Articles of Association against any liability they may incur in relation to the Company's affairs, subject to the provisions of the Companies Act 2006 as amended. Each director of the Company benefits from a deed of indemnity in respect of the costs of defending claims against him or her and third party liabilities (the terms of which are in accordance with the Companies Act 2006 as amended). Such qualifying third party indemnity provision remains in force at the date of this report. Directors' and Officers' liability insurance cover was maintained throughout the period and remains in force at the date of this report.

DIRECTOR'S INTERESTS

The Director who held office at 31 December 2018 had no interests in the ordinary shares of the Company.

The Director is remunerated by a fellow group undertaking, Just Retirement Management Services Limited.

BY ORDER OF THE BOARD



Paul Waters
Company Secretary

26 April 2019

Registered office:
Vale House
Roebuck Close
Bancroft Road
Reigate
Surrey
RH2 7RU

Registered in England
Number 5135289

JUST EQUITY RELEASE LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2017

Company number 5135289

	Notes	2018 £	2017 £
Current assets			
Cash at bank		1	1
		<hr/>	<hr/>
		1	1
Capital and reserves			
Called up share capital	2	1	1
		<hr/>	<hr/>
Equity shareholder's funds		1	1

Audit exemption statement

For the year ended 31 December 2018, 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 financial statements for the year in question in accordance with section 476 of the Companies Act 2006.

The Director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

The Company has been dormant throughout the financial period.

These financial statements were approved by the Board of Directors on 26 April 2019 and signed on its behalf by:



Paul Turner

Director

JUST EQUITY RELEASE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting policies

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and those parts of the Companies Act 2006 applicable to companies reporting under IFRS.

2. Share capital

	2018 £	2017 £
Authorised		
Ordinary shares of £1 each	100	100
Allotted and fully paid		
Ordinary shares of £1 each	1	1

1 ordinary £1 share was issued at par on incorporation of the Company for a consideration of £1. At 31 December 2017 £1 was called up and paid.

3. Profit and loss account

The Company has been dormant throughout the period and accordingly a profit and loss account has not been prepared.

4. Immediate and ultimate parent company

The Company's immediate parent company is Just Retirement (Holdings) Limited, a company incorporated in England and Wales. The Company's ultimate parent undertaking and largest group for which consolidated accounts are drawn up is Just Group plc, a company incorporated in England and Wales.