

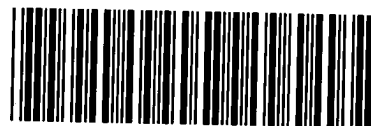
TALBOT RESIDENTIAL INVESTMENT NOMINEE NO.2 LIMITED

Company Registration Number 5306592

Annual Report and Financial Statements

Year Ended 31 December 2016

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TALBOT RESIDENTIAL INVESTMENT NOMINEE NO.2 LIMITED

Directors' Report

The directors present their annual report together with the financial statements for the year ended 31 December 2016. The company was dormant as defined in Section 1169 of the Companies Act 2006 throughout the year and the preceding year.

Principal Activities

The principal activity of the company was to jointly hold the legal interest in properties on behalf of the Grosvenor Residential Investment Fund.

Directors of the Company

The directors who served the company throughout the year, except as noted, were as follows:

N O Preston	Resigned 31/01/2016
S D Hyst	
R R Davis	
D R Wright	

Signed by order of the Board on 6 June 2017


.....
David Wright
Director

TALBOT RESIDENTIAL INVESTMENT NOMINEE NO.2 LIMITED

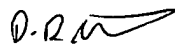
Balance Sheet as at 31 December 2016

	Note	2016 £	2015 £
Current assets			
Debtors	3	<u>100</u>	<u>100</u>
		100	100
Net current assets		<u>100</u>	<u>100</u>
Total assets less current liabilities		100	100
Net assets		<u>100</u>	<u>100</u>
Capital and reserves			
Called up share capital	4	<u>100</u>	<u>100</u>
Shareholders' funds		<u>100</u>	<u>100</u>

Statements:

- (a) For the year ended 31 December 2016 the company was entitled to exemption from audit under Section 480 of the Companies Act 2006.
- (b) Members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006.
- (c) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of accounts.

These financial statements were approved by the Board on 6 June 2017 and are signed on its behalf by:


.....
David Wright
Director

Company registration number 5306592

TALBOT RESIDENTIAL INVESTMENT NOMINEE NO.2 LIMITED

Notes to the Financial Statements

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 year ended 31 December 2016. 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. Debtors: amounts falling due within one year

	2016	2015
	£	£
Amounts owed by group undertakings	100	100
	100	100

4. Called up Share Capital

Allotted, called up and fully paid:

	2016	2015
	£	£
100 Ordinary shares of £1 each	100	100

5. Ultimate Parent Company and Controlling Party

The company's ultimate controlling entity is the Grosvenor Residential GP Limited, a UK limited company.