

Registered number. 5628429

Domain Baxtergate Nominee Limited
Annual Report and Financial Statements
for the year ended 31 December 2009

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Domain Baxtergate Nominee Limited

Annual report and financial statements for the year ended 31 December 2009

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Domain Baxtergate Nominee Limited

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Directors and advisers

Directors

Marc Gilbard
Graham Stanley
Graham Sidwell

Company secretary

Timothy Sanderson

Registered office

Nightingale House
65 Curzon Street
London
W1J 8PE

Statutory auditors

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

Directors' report for the year ended 31 December 2009

The directors present their report and the audited financial statements of the company for the year ended 31 December 2009

Principal activity

The company holds joint legal title to an investment property

Results

The company did not trade during the year. Its profit for the financial year is £nil (2008: £nil)

Directors

The directors who held office during the year are given below

Marc Gilbard
Graham Stanley
Graham Sidwell
Edward Cade (resigned 17 May 2010)

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure of information to auditors

So far as each of the directors in office at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information

Small companies' exemption

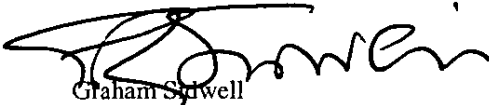
This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006

Directors' report for the year ended 31 December 2009 (continued)

Auditors

PricewaterhouseCoopers LLP were appointed as auditors during the year and have indicated their willingness to continue in office, and a resolution concerning their reappointment will be proposed at the Annual General Meeting

By order of the Board on September 2010



Graham Sidwell
Director

Independent auditors' report to the members of Domain Baxtergate Nominee Limited

We have audited the financial statements Domain Baxtergate Nominee Limited for the year ended 31 December 2009 which comprise the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities Statement set out in the Directors' Report, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2009 and of its results for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

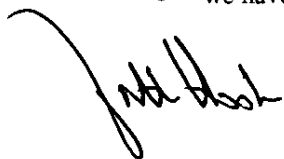
- In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Report of the independent auditor to the members of Domain Baxtergate Nominee Limited (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



Jonathan Hook (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

23/9/16

Domain Baxtergate Nominee Limited

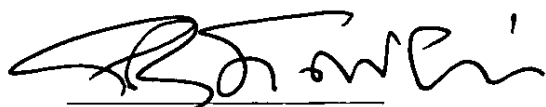
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Balance sheet as at 31 December 2009

	Notes	2009 £	2008 £
Current assets			
Debtors	3	2	2
Net assets		2	2
Capital and reserves			
Called up share capital	4	2	2
Total shareholders' funds	5	2	2

The financial statements have been prepared in accordance with the small companies' regime of the Companies Act 2006 and with the Financial Reporting Standards for Smaller Entities (effective April 2008)

The financial statements on pages 6 to 8 were approved by the board of directors on 23 September 2010 and were signed on its behalf by


Graham Sidwell
Director

Notes to the financial statements for the year ended 31 December 2009

1 Accounting policies

Basis of accounting

These financial statements have been prepared on the going concern basis under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year, are set out below.

Cash flow statement

The company is exempt from publishing a cash flow statement because it is ultimately a wholly owned subsidiary of the Moorfield Real Estate Fund "A" Limited Partnership and the Moorfield Real Estate Fund "B" Limited Partnership which publish their proportionate share of the consolidated cash flow statement.

2 Profit and loss account

The company did not trade during the year and has made neither a profit nor a loss. No profit and loss account has therefore been prepared.

3 Debtors

	2009	2008
	£	£
Amounts owed by group undertakings	2	2

4 Called up share capital

	2009	2008
	£	£
Authorised		
100 ordinary shares of £1 each	100	100
Allotted and fully paid		
2 (2008: £2) ordinary shares of £1 each	2	2

5 Reconciliation of movements in shareholders' funds

	2009	2008
	£	£
Opening shareholders' funds	2	2
Closing shareholders' funds	2	2

6 Related party transactions

Under Financial Reporting Standard 8, the company is exempt from the requirement to disclose inter-company related party transactions on the grounds that it is a wholly owned subsidiary of a parent undertaking which prepares and publishes consolidated financial statements. There are no other related party transactions.

Notes to the financial statements for the year ended 31 December 2009**7 Ultimate controlling party**

The company's ultimate shareholders are Moorfield Real Estate Fund "A" Limited Partnership and Moorfield Real Estate Fund "B" Limited Partnership, which are registered in England and Wales