

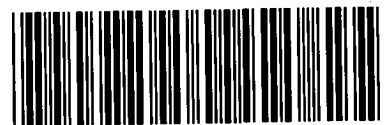
Registered number: 05931960

Domain Queens Road GP Limited

Directors' Report and Unaudited Financial Statements

For the financial year ended 31 December 2017

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Domain Queens Road GP Limited

Company registration number 05931960

Directors' Report and Unaudited Financial Statements for the financial year ended 31 December 2017

<i>Contents</i>	<i>Page</i>
Directors and other information	3
Directors' report	4 - 5
Unaudited statement of income and retained earnings	6
Unaudited statement of financial position	7
Notes to the unaudited financial statements	8 - 9

Domain Queens Road GP Limited

Company registration number 05931960

Directors and other information

Directors	Robert Calnan Vincent Vernier (appointed 03 October 2017) Neal Morar (resigned 03 October 2017)
Registered office	17 Dominion Street London EC2M 2EF
Bankers	Lloyds Banking Group Plc London Chief Office PO Box 54873 London SW1Y 5WX
Registered number	05931960

Domain Queens Road GP Limited

Company registration number 05931960

Directors' report

The Directors present their report and the unaudited financial statements of Domain Queens Road GP Limited (the "Company") for the financial year ended 31 December 2017 (the "year").

The Company qualifies as a small company in accordance with sections 381-382 of the Companies Act 2006 (the "Act"). The Directors' report has therefore been prepared taking into consideration the entitlement to small companies' exemptions provided in section 414B (as incorporated to the Act by the Strategic Report and Directors' Report Regulations 2013) of the Act.

Principal activities

The Company's principal activity during the year was that of being the general partner of Domain Queens Road Limited Partnership, a qualifying partnership (registered in England and Wales).

Results and dividends

The result for the year is set out on page 4. The Board does not propose the payment of a dividend for the year (2016: Nil).

Directors

~~The Directors of the Company, who served during the year and up to the date of signing the financial statements were:~~

Robert Calnan

Vincent Vernier (appointed 03 October 2017)

Neal Morar (resigned 03 October 2017)

Employees

The Company had no employees during the year (2016: Nil).

Share capital

The Company's issued share capital consists of 2 fully paid ordinary shares of £1 each (2016: £2).

Events since the statement of financial position date

There have been no significant events since the statement of financial position date which could have an impact on the financial statements for the year ended 31 December 2017.

Domain Queens Road GP Limited

Company registration number 05931960

Directors' report (continued)

Directors' responsibilities statement

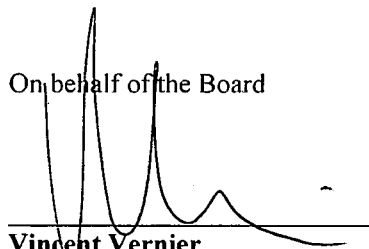
The Directors are responsible for preparing the annual report and the unaudited financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial period. 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) including Financial Reporting Standard 102 "the Financial Reporting Standard applicable in the UK and Republic of Ireland". 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 judgments and estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, comprising FRS102, have been followed, subject to any material departures disclosed and explained in the financial statements; and
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS102 used in the preparation of financial statements; and
- 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.

On behalf of the Board


Vincent Vernier
Director

28 September 2018

Date:

Domain Queens Road GP Limited

Company registration number 05931960

Unaudited statement of income and retained earnings For the year ended 31 December 2017

	Note	2017 £000	2016 £000
Expenditure			
Other administrative expenses	5	(130)	(144)
		<hr/>	<hr/>
Loss on ordinary activities before taxation		(130)	(144)
Taxation	8	0	(2)
		<hr/>	<hr/>
Loss for the year		<u>(130)</u>	<u>(146)</u>
Profit and loss account at beginning of the year		(269)	(123)
		<hr/>	<hr/>
Profit and loss account at end of the year		<u>(399)</u>	<u>(269)</u>

All of the above results are in respect of continuing operations.

The notes on pages 6 to 7 form part of these financial statements.

Domain Queens Road GP Limited

Company registration number 05931960

Unaudited statement of financial position As at 31 December 2017

	Note	2017 £'000	2016 £'000
Current liabilities			
Creditors – amount falling due within one year	9	(399)	(269)
NET CURRENT LIABILITIES		(399)	(269)
CAPITAL AND RESERVES			
Called up share capital	10	-	-
Retained earnings		(399)	(269)
		(399)	(269)

For the financial year ended 31 December 2017 the Company was entitled to audit exemption under section 477 of the Act.

The member has not required the Company to obtain an audit of its accounts for the current period in accordance with section 476 of the Act.

The Directors acknowledge responsibility for:

- i) ensuring the Company keeps accounting records which comply with section 386 of the Act, and
- ii) preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial period in accordance with the requirements of section 393 of the Act, and which otherwise comply with the requirements of the Act relating to accounts, so far as applicable to the Company.

The financial statements were approved by the Board of Directors and authorised for issue on 28 September 2018.

On behalf of the board


Vincent Vernier

Director

Date:

28 September 2018

The notes on pages 6 to 7 form part of these financial statements.

Domain Queens Road GP Limited

Company registration number 05931960

Notes to the unaudited financial statements for the financial year ended 31 December 2017

1. General information

Domain Queens Road GP Limited is a Company incorporated in the United Kingdom. The Company's registered office is 17 Dominion Street, London, EC2M 2EF.

2. Basis of preparation

The financial statements have been prepared in accordance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standards applicable in United Kingdom and the Republic of Ireland" ("FRS102") and the Companies Act 2006.

The Company also adopted to prepare a statement of income and retained earnings instead of statement of comprehensive income and statement of changes in equity.

The Company has availed of exemptions in FRS 102, 'Cash Flow Statement' and does not present a cash flow statement.

3. Operating income and expenses

All income and expenses are accounted for on an accruals basis.

4. Taxation

Corporation tax is provided on taxable profits at current rates applicable to the Company's activities.

Deferred tax is provided on all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future have occurred at the balance sheet date. Timing differences are temporary differences between profits as computed for tax purposes and profits as stated in the financial statements which arise because certain items of income and expenditure in the financial statements are dealt with in different years for tax purposes.

Deferred tax is measured at the tax rates that are expected to apply in the years in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is not discounted.

5. Other administrative expenses	2017 £'000	2016 £'000
Directors' remuneration	-	-
Professional fees	(130)	(144)
	<u>(130)</u>	<u>(144)</u>

6. Staff numbers and costs

The Company had no employees during the year (2016: Nil).

Domain Queens Road GP Limited

Company registration number 05931960

Notes to the unaudited financial statements for the financial year ended 31 December 2017 (continued)

7. Directors' remuneration

There was no remuneration paid to the Directors by the Company during the year (2016: Nil). There were no retirement benefits accruing to the Directors (2016: Nil).

8. Taxation

The Company is subject to 19.25% rate of corporation tax on all its profits in the United Kingdom.

	2017	2016
	£'000	£'000
Loss on ordinary activities before tax	(130)	(144)
Current year tax at 19.25% (2016: 20%)	25	28
Effects of:		
Expenses not deductible	(0)	(26)
Losses not recognised	(25)	0
Share of partnership/trust profits	(0)	(4)
Corporation tax charge for the year	<u>0</u>	<u>(2)</u>

9. Creditors

	2017	2016
	£'000	£'000
Amounts owed to group undertakings	(361)	(230)
Accruals and deferred income	(38)	(39)
	<u>(399)</u>	<u>(269)</u>

Amounts owned by group undertakings are unsecured, interest free and repayable on demand.

10. Called up share capital

	2017	2016
	£	£
Allotted, called up and fully paid		
2 Ordinary share of £1 each	2	2
	<u>2</u>	<u>2</u>

11. Controlling party

The Company's controlling parties are Lone Star Real Estate Fund II (U.S) L.P. (incorporated in the U.S) and Lone Star Estate Fund III (Bermuda) L.P. (incorporated in Bermuda).

12. Related party transactions

The Company is exempt from disclosing related party transactions with other companies that are wholly owned within the Group.