

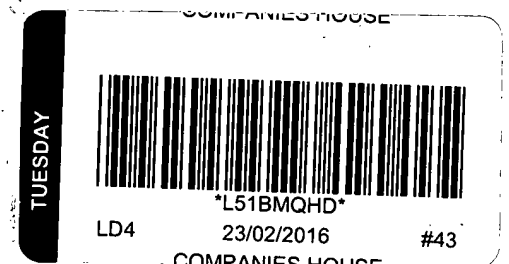
Lend Lease E&C Legacy Limited

(formerly Lend Lend Residential Twenty Six Limited)

Directors' report and financial statements

for the year ended 30 June 2015

Registered number 06426141



Directors' report and financial statements

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Directors' report

The directors present their annual report and the audited financial statements for the year ending 30 June 2015.

Principal activity and review of the business

Lend Lease E&C Legacy Limited is dormant and did not trade throughout the current and preceding years.

During the year there was an impairment loss of £350,000 on the investment in Artworks Elephant LLP.

Results and dividends

During the year the company made a £350,000 loss (2014: £nil). No dividends were declared and paid during the year (2014: £nil).

Environment

The company recognises the importance of its environmental responsibilities, monitors its impact on the environment, and designs and implements policies to reduce any damage that might be caused by the company's activities. Initiatives designed to minimise the company's impact on the environment include safe disposal of manufacturing waste and recycling.

Directors

The directors who held office during the year were as follows:

R Heasman
G Thomas (appointed 23/02/15)
G Scott (appointed 12/11/15)
C Pettitt (resigned 12/11/15)
J Walsh (resigned 12/11/15)

Political and charitable contributions

The company made no political or charitable contributions during the year (2014: £nil).


Statement as to disclosure of information to the auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board



G Scott
Director

20 Triton Street
Regent's Place, London
NW1 3BF

2016

Statement of directors' responsibilities in respect of the directors' report and the financial statements

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 they have elected to prepare the financial statements in accordance with IFRSs as adopted by the EU 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 judgments and estimates that are reasonable and prudent;
- state whether they have been prepared in accordance with IFRSs as adopted by the EU; 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Independent auditor's report to the members of Lend Lease E&C Legacy Limited

We have audited the financial statements of Lend Lease E&C Legacy Limited for the year ended 30 June 2015 set out on pages 4 to 9. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the EU.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 2, 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, and express an opinion on, 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.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

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 30 June 2015 and of its loss for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the EU; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

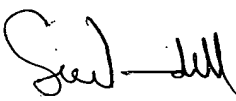
Opinion on other matter prescribed by the Companies Act 2006

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.

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; or
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.


Stephen Wardell
(Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square, London, E14 5GL

23 February 2016

Statement of Comprehensive Income
 for the year ended 30 June 2015

	Note	2015 £	2014 £
Operating result			
Impairment Loss	4	(350,000)	-
Loss on ordinary activities before taxation		<u>(350,000)</u>	<u>-</u>
Taxation			
Loss on ordinary activities after taxation		<u>(350,000)</u>	<u>-</u>
Total comprehensive loss for the year		<u><u>(350,000)</u></u>	<u><u>-</u></u>

All activities are continuing.

The company had no recognised gains or losses, other than the loss for the year.

There is no difference between the profit as reported and the profit on a historical basis.

The notes to and forming part of the financial statements are set out on pages 8 - 9.

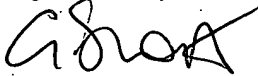
**Statement of Financial Position
as at 30 June 2015**

	Note	2015 £	2014 £
Non current assets			
Investments	4	350,000	700,000
Other assets	5	125,000	-
		<u>475,000</u>	<u>700,000</u>
Current assets			
Trade and other receivables	6	100	100
		<u>100</u>	<u>100</u>
Total assets		<u>475,100</u>	<u>700,100</u>
Current liabilities			
Trade and other payables	7	(825,000)	(700,000)
Total liabilities		<u>(825,000)</u>	<u>(700,000)</u>
(Net liabilities)/ Net Assets		<u>(349,900)</u>	<u>100</u>
Equity			
Share capital	8	100	100
Accumulated Losses		<u>(350,000)</u>	<u>-</u>
Total equity		<u>(349,900)</u>	<u>100</u>

The notes to and forming part of the financial statements are set out on page 8 & 9.

During the financial period and the preceding financial year the company did not trade on its own account and received no income and incurred no expenditure. During the year an impairment loss of £350,000 (2014: £nil) was recognised generating a loss for the financial year ended 30 June 2015.

These statements were approved by the board of directors on 17 February 2016 and were signed on its behalf by:



G Scott
Director

Registered number 06426141

Statement of Changes in Shareholders' Equity
 for the year ended 30 June 2015

	Attributable to shareholders	
	Share capital	Accumulated Losses
	£	£
Balance at 1 July 2013	100	-
Loss for the year	-	-
Balance at 30 June 2014	<u>100</u>	<u>-</u>
Balance at 1 July 2014	100	-
Loss for the year	-	(350,000)
Balance at 30 June 2015	<u>100</u>	<u>(350,000)</u>
		<u>(349,900)</u>

The notes to and forming part of the financial statements are set out on page 8 & 9.

Statement of Cash Flows
for the year ended 30 June 2015

	2015	2014
	£	£
Cash flows from operating activities		
Loss for the year	(350,000)	-
<i>Adjustments for:</i>		
Taxation	-	-
Operating loss before changes in working capital	<u>(350,000)</u>	<u>-</u>
Impairment of investments	350,000	-
Increase in trade and other receivables	(125,000)	-
Increase in trade and other payables	125,000	-
Net cash from operating activities	<u>-</u>	<u>-</u>
Movement in cash and cash equivalents		
Net movement in cash and cash equivalents	-	-
Cash and cash equivalents at 1 July	-	-
Cash and cash equivalents at 30 June	<u>-</u>	<u>-</u>

The notes to and forming part of the financial statements are set out on page 8 & 9.

Notes to the financial statements

1 Accounting policies

Lend Lease E&C Legacy Limited (the "Company") is a company incorporated in the UK. The company's financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs") and its interpretations as adopted by the International Accounting Standards Board (IASB).

The accounting policies set out below have, unless otherwise stated, been applied consistently to all years presented in these financial statements.

Going Concern

The financial statements have been prepared on the going concern basis which the directors believe to be appropriate for the following reasons. The company is dependent for its working capital on funds provided to it by Lend Lease Europe Limited. Lend Lease Europe Limited has provided the company with an undertaking that for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the company and in particular will not seek repayment of the amounts currently made available. This should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Based on this undertaking the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result in the basis of preparation being inappropriate.

Trade and other receivables

Trade and other receivables are stated at their nominal amount (discounted if material) less provision for doubtful debt.

Key estimates and judgements

These accounts are prepared under IFRS as adopted by the EU. The choice of accounting policies involves, in some cases, management evaluating and choosing the policy that gives the most true and fair view. The most relevant to the company is in relation to the Impairment of Investments.

New standards and interpretations not yet adopted

The following Adopted IFRSs have been issued but have not been applied in these financial statements. The effect of these Adopted IFRSs on these financial statements have not yet been determined:

- IFRS 9 Financial Instruments (on or after 1 January 2018)
- IFRS 15 Revenue from Contract with Customers (on or after 1 January 2017)
- Amendments to IAS 32 'Offsetting Financial Assets and Financial Liabilities' (mandatory for year commencing on or after 1 January 2014).
- Equity Method in Separate Financial Statements - Amendments to IAS 27 (on or after 1 January 2016)

2 Auditor's remuneration

Auditor's remuneration in respect of audit and other fees were paid by a fellow subsidiary within the Lend Lease Europe Holdings group.

The directors estimate the fee attributable to the company is £1,600 (2014: £nil).

3 Directors' remuneration and employees

The directors did not receive any remuneration in respect of their services to the company (2014: £nil).

The company did not employ any staff during the year (2014: £nil).

4 Investments

Movement in investments during the year

	Capital contribution in Artworks Elephant LLP	Percentage ownership
	£	
Opening balance at 1 July 2014	700,000	
Impairment	(350,000)	
Closing balance at 30 June 2015	<u>350,000</u>	50%

Movement in investments during the prior year

	Capital contribution in Artworks Elephant LLP	Percentage ownership
	£	
Opening balance at 1 July 2013	700,000	
Acquisition of investment during the year	700,000	
Closing balance at 30 June 2014	<u>700,000</u>	50%

5 Other assets

	2015	2014
	£	£
Amounts owed by related company (Artworks Elephant LLP)	<u>125,000</u>	-

6 Trade and other receivables

	2015	2014
	£	£
Amounts owed by Shareholders	<u>100</u>	<u>100</u>

7 Trade and other payables

	2015	2014
	£	£
Amounts owed to related parties	<u>825,000</u>	<u>700,000</u>

8 Share capital

	2015	2014
	£	£
Alotted, called up and fully paid	<u>100</u>	<u>100</u>
100 ordinary share of £1		

Notes to the financial statements (continued)

9 Related party transactions

At the balance sheet date the company owed £825,000 (2014: £700,000) to a fellow group company. The Company has a loan receivable from Artworks Elephant LLP of £125,000 (2014: £nil).

10 Ultimate parent company and parent undertaking of larger group of which the company is a member

The company's immediate parent undertaking is Lend Lease Europe Limited is registered in England and Wales. The ultimate parent undertaking of the company is Lend Lease Corporation Limited which is incorporated in Australia.

The largest group in which the results of the company are consolidated is that headed by the Lend Lease Corporation Limited. The consolidated financial statements of that group may be obtained from the group's website at www.lendlease.com

The smallest group in which the results of the company are consolidated is that headed by Lend Lease Europe Holdings Limited. The consolidated financial statements of that group may be obtained from The Registrar of Companies, Companies House, Crown Way, Maindy, Cardiff.