

Company Registration No. 06704126 (England and Wales)

LOOPSIGN NO.2 LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2016



LOOPSIGN NO.2 LIMITED

COMPANY INFORMATION

Directors	Mr R J Livingstone Mr R N Luck
Secretary	Mr R N Luck
Company number	06704126
Registered office	Quadrant House, Floor 6 4 Thomas More Square London E1W 1YW
Independent Auditors	PricewaterhouseCoopers LLP 1 Embankment Place London WC2N 6RH

LOOPSIGN NO.2 LIMITED

CONTENTS

	Page
Strategic report	1
Directors' report	2
Directors' responsibilities statement	3
Independent auditors' report	4 - 5
Statement of comprehensive income	6
Balance sheet	7
Statement of changes in equity	8
Notes to the financial statements	9 - 21

LOOPSIGN NO.2 LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2016

The directors present the strategic report for the year ended 30 September 2016.

Principal activities, review of the business and future developments

The company acts as a holding company and did not trade during the current or preceding years. Net assets were £721m at the year end (2015: £721m). The directors consider the financial position and future prospects at 30 September 2016 to be satisfactory.

Principal risks and uncertainties

The key business risks and uncertainties affecting the company are considered to relate to the fact that the company operates within a highly competitive market place. The directors of the group have reviewed the groups exposure to credit risk, liquidity risk and cashflow risk. These risks and uncertainties are discussed in the company's ultimate parent's group annual report which does not form part of this report.


Financial risk management

The company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. Further discussion of the financial risk management objectives and policies, in the context of the group as a whole, are discussed in the company's ultimate parent's group annual report which does not form part of this report.

Key performance indicators

Loopsign No.2 Limited is managed by the directors in accordance with the strategies of its parent company, Loopsign Limited. For this reason, the directors believe that further key performance indicators for the company are not necessary or appropriate for an understanding of the development, performance or position of the business. These strategies and key performance indicators are discussed in the company's ultimate parent's group annual report which does not form part of this report.

By order of the board



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Mr R N Luck

Secretary

16 JUNE 2017

LOOPSIGN NO.2 LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2016

The directors present their annual report and audited financial statements for the year ended 30 September 2016.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr R J Livingstone

Mr R N Luck

Results and dividends

The company did not trade during the financial year or the proceeding year and made neither a profit or a loss.

The directors do not recommend the payment of a dividend (2015: £nil).

The business review and financial risk management are included in the strategic report.

Qualifying third party indemnity provisions

The company has made qualifying third party indemnity provisions for the benefit of its directors during the year. These provisions remain in force at the reporting date.


Independent Auditors

The Independent Auditors, PricewaterhouseCoopers LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of disclosure to Independent Auditors

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's Independent Auditors are unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's Independent Auditors are aware of that information.

By order of the board



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Mr R N Luck

Secretary

16 JUNE 2017

LOOPSIGN NO.2 LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 30 SEPTEMBER 2016


The directors are responsible for preparing the annual 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;
- 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.

By order of the board



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Mr R N Luck

Secretary

..16 JUNE 2017

LOOPSIGN NO.2 LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LOOPSIGN NO.2 LIMITED

Report on the financial statements

Our opinion

In our opinion, Loopsign No.2 Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 30 September 2016 and of its result 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.
-

What we have audited

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- the balance sheet as at 30 September 2016;
- the statement of comprehensive income for the year then ended;
- the statement of changes in equity for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinion on other matter prescribed by the Companies Act 2006

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

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

LOOPSIGN NO.2 LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF LOOPSIGN NO.2 LIMITED

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Directors' Responsibilities Statement set out on page 3, 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) ("ISAs (UK & 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.

What an audit of financial statements involves


We conducted our audit in accordance with ISAs (UK & Ireland). 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.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.



Suzanne Woolfson (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
16 June 2017

LOOPSIGN NO.2 LIMITED

STATEMENT OF COMPREHENSIVE INCOME ***FOR THE YEAR ENDED 30 SEPTEMBER 2016***

The company did not trade during the year or the preceding year and made neither a profit or a loss. There were also no other comprehensive income in the current financial year or the preceding financial year.

LOOPSIGN NO.2 LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Investments	6	720,650,843		720,650,843	
Debtors	7	-		100	
Net assets		720,650,943		720,650,943	
Capital and reserves					
Called up share capital	9	720,650,943		720,650,943	

The financial statements were approved by the board of directors and authorised for issue on 16 JUNE 2017 and are signed on its behalf by:



Mr R N Luck
Director

Company Registration No. 06704126

LOOPSIGN NO.2 LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 SEPTEMBER 2016

	Called up share capital £
Balance at 1 October 2014	720,650,943
Result and total comprehensive income for the financial year:	-
Balance at 30 September 2015	720,650,943
Result and total comprehensive income for the financial year:	-
Balance at 30 September 2016	<u>720,650,943</u>

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

General information

Loopsign No.2 Limited is a company limited by shares incorporated in England and Wales. The registered office is Quadrant House, Floor 6, 4 Thomas More Square, London, E1W 1YW.

1.1 Statement of compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

1.2 Basis of preparation and summary of significant accounting policies

The financial statements have been prepared on a going concern basis and under the historical cost convention. The principal accounting policies adopted are set out below.

These financial statements for the year ended 30 September 2016 are the first financial statements of Loopsign No.2 Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 October 2014. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

1.3 Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemption if certain conditions have been complied with, including notification of and no objection to, the use of exemptions by the company's shareholders. A *qualifying entity is defined as a member of a group that prepares publicly available financial statements, which give a true and fair view, in which that member is consolidated.* The company is a qualifying entity as its results are consolidated into the financial statements of Loopsign Limited which are publicly available.

As a qualifying entity, the company has taken advantage of the following exemptions:

- from the requirement to prepare a statement of cash flows as required by paragraph 3.17 (d) of FRS 102; and
- from the requirement to present financial instruments disclosures, as required by FRS 102 paragraphs 11.39 to 11.48A, paragraph 12.26 and 12.29.

1.4 Exemption from consolidation

The company has taken advantage of the exemption under section 400 of the Companies Act 2006 not to prepare consolidated financial statements. The financial statements present information about the company as an individual entity and not about its group.

Loopsign No.2 Limited is a wholly owned subsidiary of Loopsign Limited, a company incorporated in England and Wales, and the results of Loopsign No.2 Limited are included in the consolidated financial statements of Loopsign Limited which are available from Quadrant House, Floor 6, 4 Thomas More Square, London, E1W 1YW.

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies (Continued)

1.5 Investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit or loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

(Continued)

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited to the statement of comprehensive income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Impairment of investments

The company considers whether the investments in subsidiaries are impaired. Where an indication of impairment is identified the estimation of recoverable value is made based on the estimation of the future cash flows which requires a selection of an appropriate discount rate in order to determine the net present value of those cash flows.

3 Operating result

	2016	2015
	£	£
Operating result for the year is stated after charging:		
Fees payable to the company's auditors for the audit of the company's financial statements	-	-

Auditors' remuneration has been borne by London & Regional Properties Limited.

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

4 Directors' remuneration

The directors did not receive any emoluments in respect of their services to the company (2015: £nil). The company has no employees (2015: none) other than the directors.

The emoluments of the directors are paid by a fellow subsidiary company which makes no recharge to the company. Mr Livingstone is a director of the ultimate parent company and a number of fellow subsidiary companies and Mr Luck is an employee of a fellow subsidiary. The total emoluments of Mr R J Livingstone are included in the aggregate of directors' emoluments included in the financial statements of the ultimate parent company. The total emoluments of Mr R N Luck are included in the aggregate of employee wages and salaries included in the financial statements of the ultimate parent company.

5 Tax on result on ordinary activities

No tax has been provided for due to no taxable results arising in the year (2015: £nil).

Factors that may affect future tax charges

With effect from 1 April 2017 and 1 April 2020, the UK corporation tax rate will be reduced to 19% and 17% respectively. These changes, which were announced in March 2015 budget and affirmed in March 2016 budget, will have no significant impact on these financial statements.

6 Investments

	Notes	2016 £	2015 £
Investments in subsidiaries	10	720,650,843	720,650,843

The directors believe that the carrying value of the investments is supported by their underlying net assets.

Movements in investments

	Shares in group undertakings £
Cost or valuation	
At 1 October 2015 & 30 September 2016	720,650,843
Carrying amount	
At 30 September 2016	720,650,843
At 30 September 2015	720,650,843

7 Debtors

	2016 £	2015 £
Amounts due from fellow group undertakings	-	100

Amounts due from fellow group undertakings are interest free, repayable on demand, and unsecured.

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

8 Creditors: amounts falling due within one year

	2016 £	2015 £
Amounts due to fellow group undertakings	(100)	-

9 Called up share capital

	2016 £	2015 £
Ordinary share capital		
Authorised		
750,000,000 (2015: 750,000,000) ordinary shares of £1 each	750,000,000	750,000,000
Issued and fully paid		
720,650,943 (2015: 720,650,943) ordinary shares of £1 each	720,650,943	720,650,943

10 Subsidiaries

These financial statements are separate company financial statements for Loopsign No.2 Limited.

Details of the company's subsidiaries at 30 September 2016 are as follows. The investment in London & Regional Group Holdings is held directly, while the remaining subsidiaries are held indirectly.

Name of undertaking	Country of incorporation	Nature of business	Class of shareholding	% Held
London & Regional Group Holdings Ltd	England and Wales	Holding company	Ordinary	100.00
London & Regional Group Investments Ltd	England and Wales	Holding company	Ordinary	100.00
LR (Cumbernauld) Ltd	England and Wales	Property investment	Ordinary	100.00
Dowtrade Ltd	England and Wales	Dormant company	Ordinary	100.00
Graingrade Ltd	England and Wales	Property investment	Ordinary	100.00
Interdevelopments Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional (Baker Street) Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional (Health Clubs) Ltd	England and Wales	Dormant company	Ordinary	100.00
LR Bondway Ltd	England and Wales	Property investment	Ordinary	100.00
LR Healthcare Ltd	England and Wales	Property investment	Ordinary	100.00
Heart of the City Ltd	England and Wales	Dormant company	Ordinary	100.00
Hawkfalcon Ltd	England and Wales	Dormant company	Ordinary	100.00
Hotel (PL Property) Holdco Ltd	England and Wales	Holding company	Ordinary	100.00
Hotel (PL Property) Ltd	England and Wales	Property investment	Ordinary	100.00
LR (York) Ltd	England and Wales	Property investment	Ordinary	100.00
LR (Durham) Ltd	England and Wales	Property investment	Ordinary	100.00
LR (City Road) Ltd	England and Wales	Property investment	Ordinary	100.00
LR (Long Lane) Ltd	England and Wales	Holding company	Ordinary	100.00
Azuremere Ltd	England and Wales	Property investment	Ordinary	100.00
Lakevilla Ltd	England and Wales	Investment company	Ordinary	100.00
London & Regional (HC Properties) Ltd	England and Wales	Property investment	Ordinary	100.00

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

10 Subsidiaries

(Continued)

London & Regional Group Finance Ltd	England and Wales	Holding company	Ordinary	100.00
London & Regional Hotel Finance Ltd	England and Wales	Provision of finance	Ordinary	100.00
London & Regional Offices Finance Ltd	England and Wales	Provision of finance	Ordinary	100.00
London & Regional Portfolio Finance Ltd	England and Wales	Provision of finance	Ordinary	100.00
LR Office Developments Ltd	England and Wales	Provision of finance	Ordinary	100.00
London & Regional Debt Securitisation No.1 Ltd	England and Wales	Provision of finance	Ordinary	99.99
London & Regional Debt Securitisation No.2 Plc	England and Wales	Provision of finance	Ordinary	99.99
London & Regional Group Securitisation No.2 Ltd	England and Wales	Holding company	Ordinary	100.00
Cochrane Square SPV Ltd	Scotland	Property investment	Ordinary	100.00
Haymarket SPV Ltd	Scotland	Property investment	Ordinary	100.00
Am-Coff Ltd	England and Wales	Property investment	Ordinary	100.00
Cornice Properties Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional (Green Park Hotel) Ltd	England and Wales	Property investment	Ordinary	100.00
LR Estates Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional (Trafalgar Square Hotel) Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional (Stockport) Ltd	England and Wales	Property investment	Ordinary	100.00
LR Investments Ltd	England and Wales	Property investment	Ordinary	100.00
LR (South Eastern) Ltd	England and Wales	Property investment	Ordinary	100.00
Bayford Properties Ltd	England and Wales	Property investment	Ordinary	100.00
LR (Jamestown) Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional (Empire) Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional (Sheffield) Ltd	England and Wales	Property investment	Ordinary	100.00
LR (Stratford) Ltd	England and Wales	Property investment	Ordinary	100.00
LR (Cardiff) Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional Group Securitisation No.1 Ltd	England and Wales	Holding company	Ordinary	100.00
LR Skipton and Bloomsbury Ltd	England and Wales	Holding company	Ordinary	100.00
LR (Manchester) Ltd	England and Wales	Dormant company	Ordinary	100.00
London & Regional (St Georges Court) Ltd	England and Wales	Property investment	Ordinary	100.00
LR Skipton House Ltd	England and Wales	Property investment	Ordinary	100.00
London & Regional Overseas Ltd	England and Wales	Holding company	Ordinary	100.00
LR Nordic Properties AB	Sweden	Holding company	Ordinary	100.00
LR Carbonera Ltd	England and Wales	Holding company	Ordinary	100.00
LR Energy Investments Ltd	England and Wales	Holding company	Ordinary	100.00
LR Project Ford Ltd	England and Wales	Holding company	Ordinary	100.00
LR Overseas (US) LLC	USA	Holding company	Ordinary	100.00
London & Regional Caribbean Investments Ltd	England and Wales	Holding company	Ordinary	100.00
Barvie Sarl	Luxembourg	Holding company	Ordinary	100.00
Barvie Barcelona SL	Spain	Hotel operator	Ordinary	99.20
Havana Resorts Ltd	Guernsey	Holding company	Ordinary	100.00
L&R (US) Holdings Manager LLC	USA	Property manager	Ordinary	100.00
L&R French Market Member LLC	USA	Holding company	Ordinary	100.00

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

10 Subsidiaries

(Continued)

L&R Laurel Project (CA) LLC	USA	Holding company	Ordinary	75.00
Laurel Company WeHo LLC	USA	Property development	Ordinary	75.00
1155 Angelo Dr LLC	USA	Property development	Ordinary	98.00
Kingsford Holding BV	Netherlands	Holding company	Ordinary	100.00
LR Globus LLC	Ukraine	Property investment	Ordinary	100.00
Delight City LLC	Ukraine	Property investment	Ordinary	100.00
Delight LLC	Ukraine	Property investment	Ordinary	100.00
Delight Plus LLC	Ukraine	Property investment	Ordinary	100.00
Egaldo Development Company Ltd	Cyprus	Holding company	Ordinary	100.00
Andacta LLC	Ukraine	Property investment	Ordinary	100.00
Global Belit SLU	Spain	Holding company	Ordinary	100.00
LR Russia AB	Sweden	Holding company	Ordinary	100.00
LR Paradise Holding AB	Sweden	Holding company	Ordinary	100.00
LR Slavjanka Sun Paradise Holding Ltd	Cyprus	Holding company	Ordinary	100.00
LR Ducat Holding AB	Sweden	Holding company	Ordinary	100.00
LR Ducat Ltd	Cyprus	Holding company	Ordinary	100.00
Andante Ltd	Bermuda	Holding company	Ordinary	100.00
LR Swatsky Holding AB	Sweden	Holding company	Ordinary	100.00
LR Logistics Region AB	Sweden	Holding company	Ordinary	100.00
London & Regional Guarantee Company Ltd	England and Wales	Holding company	Ordinary	100.00
London & Regional Trading Holdings Ltd	England and Wales	Holding company	Ordinary	100.00
London & Regional Group Trading No.1 Ltd	England and Wales	Holding company	Ordinary	100.00
London & Regional Group Trading No.2 Ltd	England and Wales	Holding company	Ordinary	100.00
London & Regional Group Trading No.3 Ltd	England and Wales	Holding company	Ordinary	100.00
London & Regional Homes Ltd	England and Wales	Property trading	Ordinary	100.00
London & Regional Investments Ltd	England and Wales	Dormant company	Ordinary	100.00
LR (SPH) Holding No.2 Ltd	England and Wales	Holding company	Ordinary	100.00
Greenwich Wharf Ltd	England and Wales	Property trading	Ordinary	100.00
Greenwich Wharf No.2 Ltd	England and Wales	Property trading	Ordinary	100.00
London & Regional (HC Sites) Ltd	England and Wales	Property trading	Ordinary	100.00
Belfcard Ltd	Ireland	Hotel owner and operator	Ordinary	100.00
LR (Cayman) Ltd	England and Wales	Holding company	Ordinary	100.00
LR (Cayman Hotel) Ltd	Cayman Islands	Hotel owner and operator	Ordinary	100.00
LR (Cayman SPE) Ltd	Cayman Islands	Holding company	Ordinary	100.00
London & Regional Dormant Holdings Ltd	England and Wales	Holding company	Ordinary	100.00
C.S.Properties	England and Wales	Dormant company	Ordinary	100.00
Harlequin Property Investments Ltd	England and Wales	Dormant company	Ordinary	100.00
London & Regional 60VE Ltd	England and Wales	Investment company	Ordinary	100.00

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

10 Subsidiaries

(Continued)

London & Regional Commercial Properties Holdings Ltd	England and Wales	Dormant company	Ordinary	100.00
London & Regional Hotel Holdings Ltd	England and Wales	Dormant company	Ordinary	100.00
London & Regional PFI Projects Holdings Ltd	England and Wales	Dormant company	Ordinary	100.00
LR (SPH) Holding No.1 Ltd	England and Wales	Dormant company	Ordinary	100.00
London & Regional (Health Clubs No.2) Ltd	England and Wales	Dormant company	Ordinary	100.00
London and Regional Properties Ltd	England and Wales	Holding company	Ordinary	100.00
Atlas Hotels Group Ltd	England and Wales	Holding company	Ordinary	100.00
Atlas Hotels Ltd	England and Wales	Investment company	Ordinary	100.00
Atlas Hotels (Borrowings) Ltd	England and Wales	Financing company	Ordinary	100.00
Atlas Hotels (Bath) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Bristol North) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Chingford) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Derby) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Exeter) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Glasgow) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Greenwich) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Inverness) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Lincoln) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Liverpool) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Oldbury) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Salford Quays) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Stoke on Trent) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Taunton) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Warwick) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (York NT) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Cambridge 2) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Bedford) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Dartford - Jersey) Ltd	Jersey	Hotel owner and operator	Ordinary	100.00

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

10 Subsidiaries

(Continued)

Atlas Hotels (Leeds - Jersey) Ltd	Jersey	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Newcastle - Jersey) Ltd	Jersey	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Glasgow Airport - Jersey) Ltd	Jersey	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Poole - Jersey) Ltd	Jersey	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Luton Airport) Ltd	Scotland	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Hemel Hempstead) Ltd	Scotland	Hotel owner and operator	Ordinary	100.00
Altas Hotels (Cambridge) Ltd	Scotland	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Edinburgh Waterfront) Ltd	Scotland	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Glasgow Airport) Ltd	Scotland	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Stirling) Ltd	Scotland	Hotel owner and operator	Ordinary	100.00
Atlas Hotels (Group 1) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Group 2) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Stevenage) Ltd	England and Wales	operator	Ordinary	100.00
Atlas Hotels (Borrowings 2) Ltd	England and Wales	Financing company	Ordinary	100.00
Atlas Hotels (Stafford NT2) Ltd	England and Wales	Dormant company	Ordinary	100.00
Atlas Hotels (Birmingham NT4) Ltd	England and Wales	Dormant company	Ordinary	100.00
Atlas Hotels (Property and Trading) Ltd	England and Wales	Holding company	Ordinary	100.00
Atlas Hotels (Trading) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Property) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Group 3 Property) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Group 4 Property 1) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Bristol Property) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Group 4 Property 2) Ltd	England and Wales	Property trading	Ordinary	100.00
Atlas Hotels (Wembley NT) Ltd	England and Wales	Dormant company	Ordinary	100.00
Atlas Hotels (Birmingham NT 1) Ltd	England and Wales	Dormant company	Ordinary	100.00
Atlas Hotels (Stafford NT 1) Ltd	England and Wales	Dormant company	Ordinary	100.00
Atlas Hotels (Swindon NT) Ltd	England and Wales	Dormant company	Ordinary	100.00
Atlas Hotels (Birmingham NT 3) Ltd	England and Wales	Dormant company	Ordinary	100.00
Atlas Hotels (Birmingham NT 2) Ltd	England and Wales	Dormant company	Ordinary	100.00
LR (Lygon) Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
LR Cuba (Hotel Operations) Ltd	England and Wales	Hotel operator	Ordinary	100.00
L&R White Sands Holding Ltd	England and Wales	Holding company	Ordinary	100.00
LR (Green Park Hotel Trading) Ltd	England and Wales	Property manager	Ordinary	100.00
LR (Baker St) Ltd	England and Wales	Financing company	Ordinary	100.00
LR Cuba (Hotel Investments) Ltd	England and Wales	Property investment	Ordinary	100.00
LR Italia Ltd	England and Wales	Property investment	Ordinary	100.00
LR Cuba (Hotel Management) Ltd	England and Wales	Hotel management	Ordinary	100.00

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

10 Subsidiaries

(Continued)

LR TCI Ltd	Turks & Caicos	Property investment	Ordinary	100.00
LR Venice Ltd	England and Wales	Property investment	Ordinary	100.00
LR VVV Novosibirsk AB	Sweden	Holding company	Ordinary	100.00
LR Zawod Holding AB	Sweden	Holding company	Ordinary	100.00
LRP Ukraine LLC	Ukraine	Property management	Ordinary	100.00
LSREF3 Bermuda Holdings 2 Ltd	Bermuda	Holding company	Ordinary	100.00
LSREF3 Hamilton Ltd	Bermuda	Holding company	Ordinary	100.00
Mardorella Holding BV	Netherlands	Holding company	Ordinary	100.00
Marshset Ltd	England and Wales	Property investment	Ordinary	100.00
Michels Venture 1 Ltd	England and Wales	Hotel owner and operator	Ordinary	95.00
Mobyhold Ltd	England and Wales	Ownership and operation of a corporate aircraft	Ordinary	100.00
Newgate Venture Sarl	Luxembourg	Holding company	Ordinary	100.00
OOO LRP Logistics	Russia	Property development	Ordinary	100.00
OOO RVL Terminal	Russia	Property development	Ordinary	100.00
Oval Treasury Ltd	England and Wales	Holding company	Ordinary	100.00
Panama Holding 1 BV	Netherlands	Holding company	Ordinary	100.00
Panama Holding 2 BV	Netherlands	Holding company	Ordinary	100.00
Peoniemill Ltd	Ireland	Property investment	Ordinary	100.00
PL (Tower) Residential Development Ltd	England and Wales	Property management	Ordinary	100.00
PL Management Services Ltd	England and Wales	Management company	Ordinary	100.00
Porters RPV Corporation	St Lucia	Holding company	Ordinary	100.00
Quidtrade Ltd	England and Wales	Treasury management	Ordinary	100.00
RE Financing Holdco Ltd	Ireland	Holding company	Ordinary	100.00
RE Financing No.1 Ltd	Ireland	Property investment	Ordinary	100.00
Revalo Holding Company Ltd	Cyprus	Holding company	Ordinary	100.00
Richian Ltd	England and Wales	Property investment	Ordinary	100.00
RP Hotels (Barbados) Incorporated	Barbados	Hotel owner and operator	Ordinary	100.00
Rubtrade Ltd	England and Wales	Property investment	Ordinary	100.00
Scaltex LLC	Ukraine	Holding company	Ordinary	100.00
Scofield Corporation Sarl	Luxembourg	Holding company	Ordinary	100.00
Servefix Ltd	England and Wales	Investment company	Ordinary	100.00
Solid Foundations Ltd	British Virgin Islands	Holding company	Ordinary	100.00
Sonnie Holding Sarl	Luxembourg	Holding company	Ordinary	100.00
Star City Enterprises Ltd	BVI	Holding company	Ordinary	100.00
Stargrove Ltd	Cyprus	Holding company	Ordinary	100.00
Strand Palace Hotel & Restaurants Ltd	England and Wales	Hotel owner and operator	Ordinary	100.00
Thames Wharf Ltd	Jersey	Property investment	Ordinary	77.50
Titan Acquisition Holdco Ltd	England and Wales	Holding company	Ordinary	100.00
Titan Acquisition Ltd	England and Wales	Investment company	Ordinary	100.00

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

10 Subsidiaries

(Continued)

Titan Financing Holdco Ltd	England and Wales	Holding company	Ordinary	100.00
Titan Financing Ltd	England and Wales	Financing company	Ordinary	100.00
TPE No.2 Ltd	England and Wales	Investment company	Ordinary	100.00
Trafalgar Private Equity Ltd	England and Wales	Holding company	Ordinary	100.00
Uktina Zawod LLC	Russia	Property development	Ordinary	100.00
Ulansky IV & V Ltd	Cyprus	Holding company	Ordinary	100.00
Widerace Ltd	England and Wales	Property investment	Ordinary	100.00
Wijatik Corporation Sarl	Luxembourg	Property investment	Ordinary	100.00
Yorkmeadow Ltd	England and Wales	Dormant company	Ordinary	100.00

The Group's sole investment in associates constitutes a 25.0% holding in London & Regional (Panama) S.A., a property development company, which has been treated as an associate since 31 March 2011, the date of disposal of half of the Group's original 50% interest. The Group exercises significant influence through its representation on the board of the associate.

11 Joint ventures

Details of the company's joint ventures at 30 September 2016 are as follows:

Name of undertaking	Country of incorporation	Nature of business	Investment held by	% Held
Carbonera Golf & Country Club SA	Cuba	Property development	Havana Resorts Ltd	49.00
L&R Sunset Member LLC	USA	Holding company	LR Overseas (US) LLC	50.00
8920 Sunset Boulevard LLC	USA	Property development	LR Overseas (US) LLC	42.50
Diversified Doral LLC	USA	Holding company	LR Overseas (US) LLC	50.00
8800 Doral LLC	USA	Property development	LR Overseas (US) LLC	45.00
900 Stradella VE LLC	USA	Property development	LR Overseas (US) LLC	50.00
Conjuncto Residencial Talamanco Park SA	Spain	Property development	Global Belit SLU	50.00
Fourth Project 2012 SL	Spain	Hotel operator	Mardorella Holding BV	50.00
Playa Real SA	Spain	Hotel owner and operator	Global Belit SLU	50.00
S'Argamassa Hotelera S.A.	Spain	Hotel operator	London & Regional Group Trading No.3 Ltd	50.00

12 Related party transactions

As the company is a wholly owned subsidiary of Loopsign Limited, the company has taken advantage of the exemption under section 33.1A of FRS102 from disclosing transactions or balances with entities which form part of the group.

LOOPSIGN NO.2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2016

13 Controlling party

The immediate and ultimate parent undertaking is Loopsign Limited, a company incorporated in England and Wales.

Loopsign Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements as at 30 September 2016. The consolidated financial statements of Loopsign Limited can be obtained from the company secretary at Quadrant House, Floor 6, 4 Thomas More Square, London E1W 1YW.

The ultimate controlling parties are I M Livingstone and R J Livingstone through their joint ownership of Loopsign Limited.