

City Living Limited

ANNUAL REPORT & FINANCIAL STATEMENTS

For the year to 31 August 2011



Company registration number: 06897331

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City Living Limited

DIRECTORS AND ADVISORS

Directors

T L Green
H P S Phillips

Registered Office

Homelife House
26-32 Oxford Road
Bournemouth
Dorset
BH8 8EZ

Bankers

The Bank of Scotland
The Mound
Edinburgh
EH1 1YZ

Solicitors

Freshfields Bruckhaus Deringer LLP
65 Fleet Street
London
EC4Y 1HS

DIRECTORS' REPORT

The Directors present their report and financial statements for the year to 31 August 2011. This Director's report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption per s419(2) of the Companies Act 2006.

Principal Activity

The Company's business is property investment. The Company did not trade during the year.

Results and Dividends

The profit on ordinary activities after taxation for the year amounted to £nil. No dividend has been proposed or paid.

Directors

A list of the present Directors of the Company is reported on page 3 who served throughout the year and to the date of signing.

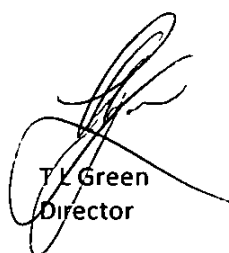
The group to which this Company belongs carries appropriate insurance cover in respect of possible legal action being taken by third parties against its Directors.

There was no Directors' remuneration during the period.

Employees

The Company had no employees during the period.

Approved by the Board of Directors and signed on behalf of the Board by



T J Green
Director

City Living Limited
Homelife House
26-32 Oxford Road
Bournemouth
BH8 8EZ
United Kingdom
28 February 2012

DIRECTORS' RESPONSIBILITIES STATEMENT

Statement of Directors' responsibilities in respect of the financial statements

The Directors are responsible for preparing the Annual Report and 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 judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, 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 proper 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.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

BALANCE SHEET

As at 31 August 2011

	Notes	2011 £	2010 £
Current Assets			
Debtors amounts due within one year	3	1	1
Net Assets		1	1
Capital and Reserves			
Called up share capital	4	1	1
Shareholders' Funds		1	1

Company registration number 06897331

The Company is exempt from the requirements relating to preparing audited accounts in accordance with section 480 of the Companies Act 2006

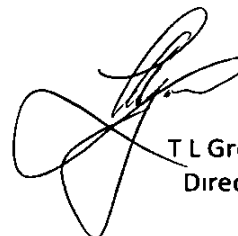
The members have not required the Company to obtain an audit of the accounts for the year in question in accordance with section 476 of the Companies Act 2006

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts

Approved by the Board
and authorised for issue on
28 February 2012
Signed on its behalf by



H P S Phillips
Director



T L Green
Director

The notes on pages 7 and 8 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS

1 Accounting policies

The following accounting policies have been used in dealing with items that are considered material in the financial statements. They have been applied consistently throughout the current and prior year.

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with applicable United Kingdom accounting standards.

City Living Limited was formed to invest in property. City Living Limited's finance is provided through intercompany balances. The Group is headed by McCarthy & Stone Limited which is funded by banking facilities. The Group has confirmed that it will not seek repayment of intercompany balances within 12 months of signing the statutory accounts of City Living Limited. The Directors are in receipt of a letter of support from McCarthy & Stone Limited. The Directors are satisfied that the facilities and operations of the Group are sufficient to provide the assurances held within this letter. On this basis, the accounts have been prepared on the going concern basis.

Cash flow statement

No cash flow statement has been prepared for the company as it is itself a wholly owned subsidiary. A Group consolidated cashflow statement is included in the accounts of McCarthy & Stone Limited, available from its registered office, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset, BH8 8EZ.

2. a) Employees

The Company had no employees during the period.

b) Directors' remuneration

There was no Directors' remuneration during the period. The Directors are paid by other Group companies and the allocation to this Company is nil.

3. Debtors: amounts falling due within one year

	2011 £	2010 £
Amounts owed by subsidiary undertakings	1	1
	1	1

NOTES TO THE FINANCIAL STATEMENTS

4. Share capital and reserves

	Authorised No.	Authorised £	Allotted, called up & fully paid No.	Allotted, called up & fully paid £
Equity share capital				
Ordinary shares of £1 each	1	1	1	1

5. Combined reconciliation of shareholders' funds and statement of movement on reserves

	Called up share capital £	Total £
At 6 May 2009	-	-
Shares issued	1	1
As at 31 August 2010	1	1
As at 31 August 2011	1	1

6. Related parties

The Company has taken advantage of the exemption available under FRS 8 para 3(c) from disclosing the transactions between members of the McCarthy & Stone Limited Group of companies

7. Ultimate parent undertaking and controlling party

Mandarin 1 Limited which is registered in England and Wales, is considered to be the Company's ultimate controlling party. The accounts of Mandarin 1 Limited can be obtained from its registered office

Homelife House
26-32 Oxford Road
Bournemouth
Dorset
BH8 8EZ

The smallest Group in which this Company's accounts are consolidated is McCarthy & Stone Ltd, and the largest Group in which this Company's accounts are consolidated is Mandarin 1 Ltd