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**BE (M&J RETAIL) LIMITED (Formerly WILLMOTT DIXON  
(MOBERLY AND JUBILEE RETAIL) LIMITED  
Three BN Developments Limited)**

**REPORT AND ACCOUNTS**

**31 DECEMBER 2017**

**Registered Number: 08585922**

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COMPANIES HOUSE

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**Directors**

Heng Leong Cheong  
Leong Seng Dato Teow  
Rick Willmott MCIOB

**Secretary**

Wendy McWilliams LLB, ACIS

**Registered Office**

Spirella 2  
Icknield Way  
Letchworth Garden City  
Hertfordshire  
SG6 4GY

The directors present their report together with the unaudited accounts for the year ended 31 December 2017.

The Company changed its name from Three BN Developments Limited to Willmott Dixon (Moberly and Jubilee Retail) Limited on 25 February 2016 and from Willmott Dixon (Moberly and Jubilee Retail) Limited to Be (M&J Retail) Limited on 25 May 2017.

### **Review of the business**

The Company has been dormant, as defined in Section 1169 of the Companies Act 2006, throughout the current and prior year.

The directors do not recommend the payment of a dividend for the year.

### **Future development of the business**

The directors do not expect any change in the activities of the Company in the foreseeable future.

### **Directors**

The names of the current directors of the company are shown on page 2.

The following changes in directors have occurred since 1 January 2017;

	<b>Appointed</b>	<b>Resigned</b>
Heng Leong Cheong	Appointed 16 March 2018	
Wendy McWilliams		Resigned 9 March 2018
Brian Brady		Resigned 9 March 2018
Leong Seng Dato Teow	Appointed 16 March 2018	
Andrew Telfer		Resigned 11 June 2018

### **Small Companies Provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

### **By Order of the Board:**



By Order of the Board  
**Wendy McWilliams, LLB, ACIS**  
Company Secretary

12 September 2018

**BE (M&J RETAIL) LIMITED**  
**Registered Number: 08585922**  
**Balance Sheet**  
As at 31 December 2017

	Notes	<u>2017</u>		<u>2016</u>	
		£	£	£	£
<b>Current assets</b>					
Debtors	2	<u>4</u>		<u>4</u>	
<b>Net assets</b>			<u>4</u>		<u>4</u>
<b>Capital and reserves</b>					
Share capital	3		<u>4</u>		<u>4</u>
<b>Equity shareholder's funds</b>			<u>4</u>		<u>4</u>

The notes on page 5 and 6 form part of these financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

For the year ended 31 December 2017 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 and members have not required the Company to obtain an audit of these financial statements in accordance with section 476 of the Act. The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The Company did not trade during the current or preceding year and accordingly no profit and loss account has been prepared. The Company has not received any income or incurred any expense or recognised any other gains or losses during the current or preceding year.

These financial statements were approved and authorised for issue by the Board of Directors on 12 September 2018 and were signed on its behalf by:



Rick Willmott  
**Director**

## **1 Accounting policies**

The following accounting policies have been consistently applied in dealing with items that are considered material in relation to the financial statements.

### **a) Accounting convention**

The accounts are prepared under the historical cost convention, or fair value where required, and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and Companies Act 2006.

The financial statements have been prepared on a going concern basis as the Directors are of the opinion that continuing financial support from the group will be forthcoming if required.

### **b) Disclosure exemptions**

In preparing these financial statements, advantage has been taken of the following disclosure exemptions available in FRS 102 and Section 408 of the Companies Act 2006:

- No cash flow statement has been presented;
- Certain disclosures in respect of the company's financial instruments have not been presented as these are included in the disclosures made in respect of the group;
- No disclosure has been given in respect of the company's aggregate remuneration of key management personnel as these are included in the disclosures made in respect of the group;
- No disclosure of related party transactions entered into between two or more wholly owned members of a group has been given.

## **2 Debtors**

	<u>2017</u>	<u>2016</u>
	<u>£</u>	<u>£</u>
Amounts due from group companies	<u>4</u>	<u>4</u>

Amounts due from group companies are unsecured, have no fixed date of repayment and are repayable on demand.

## **3 Called up share capital**

	<u>2017</u>	<u>2016</u>
	<u>£</u>	<u>£</u>
Allotted, called up and fully paid:		
4 ordinary share of £1 each	<u>4</u>	<u>4</u>
	<u>4</u>	<u>4</u>

#### **4 Ultimate parent and controlling party**

The following was applicable as at 31 December 2017.

The Company's immediate parent company was Be Living Limited and the company's ultimate parent company was Hardwicke Investments Limited.

The smallest group in which this LLP is consolidated is Be Living Holdings Limited (formerly Willmott Residential Limited).

The Group Annual Report and Accounts of Be Living Holdings Limited (formerly Willmott Residential Limited) can be found at Companies House.

Since 16 March 2018, the Company's immediate parent company is Eco World London Holdings Limited (formerly Be Eco World Holdings Limited and Prime Place Developments (Woking) Limited).

#### **5 Post Balance Sheet Events**

On 16 March 2018, Be Living Holdings Limited completed a corporate transaction with the EcoWorld International Berhad Limited group to create two new joint venture development businesses (JVs), one an asset holding company and the other a development management company. Be Living Holdings Limited owns a 30% equity stake in each.

The company was transferred to the new JV development company. As at the date of the financial statements, the immediate parent company was Be Eco World Holdings Ltd. And the ultimate parent undertaking was Be Eco World Investment Company Limited, a Jersey incorporated company.