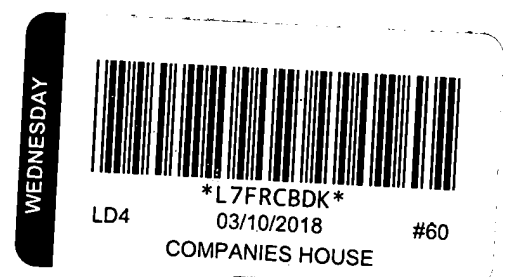


QDD EV1 Investment UK Limited

Annual report and financial statements

For the year ended 31 March 2018

Company Registration No. 08613885



QDD EV1 Investment UK Limited

*Annual report and financial statements for the year ended
31 March 2018*

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QDD EV1 Investment UK Limited

*Annual report and financial statements for the year ended
31 March 2018*

Company Information

Directors

Jeremy Martin Holmes

James William Jeremy Ritblat

Abdulla Al-Ajail

Gawain Sydney Edward Smart

Company registration number

08613885 (England and Wales)

Registered office

6th Floor Lansdowne House

Berkeley Square

London

W1J 6ER

QDD EV1 Investment UK Limited

*Annual report and financial statements for the year ended
31 March 2018*

Directors' Report

The Directors present the annual report and the financial statements for the year ended 31 March 2018.

Directors

The Directors who served during the year were:

- Jeremy Martin Holmes
- DV4 Administration Limited (resigned 30 August 2018)
- Sheikh Jassim Hamad Al-Thani (resigned 27 February 2018)
- Colin Barry Wagman (resigned 29 March 2018)
- James William Jeremy Ritblat (appointed 9 August 2018)
- Abdulla Al-Ajail (appointed 9 August 2018)
- Gawain Sydney Edward Smart (appointed 30 August 2018)

Principal activities and results

The Company is dormant and has not traded during either the current or preceding year. The principal activity of the Company is to act as a holding company to its subsidiary QDD EV2 Investment UK Limited.

Audit

For the year ended 31 March 2018 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

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

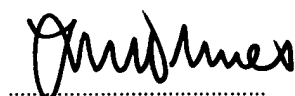
Directors responsibilities

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.

Subsequent events

On 30 August 2018, DV4 Limited completed contracts with Oxford Properties, a Canadian global real estate investor, to form a co-investment vehicle called Delancey Oxford Residential ("DOOR"). Following this transaction, the shareholders of East Village London LLP (the ultimate parent undertaking of the company) are DOOR (39% shareholding), Stichting Depositary APG Strategic Real Estate Pool (39% shareholding) and QD UK Holdings LP (replacing QD Triangle (East Village) Limited) (22% shareholding).

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



Jeremy Holmes

Director

Date: 26 September 2018

QDD EV1 Investment UK Limited

Annual report and financial statements for the year ended
31 March 2018

Statement of financial position

		2018	2017
	Notes	£	£
Non-current assets			
Investments	4	1	1
		<u>1</u>	<u>1</u>
Debtors	5	1	1
Creditors: amounts falling due within one year	6	(1)	(1)
Net current assets		<u>-</u>	<u>-</u>
Total assets less current liabilities		<u>1</u>	<u>1</u>
Net assets		<u><u>1</u></u>	<u><u>1</u></u>
Capital and reserves			
Share capital	7	1	1
Retained earnings		-	-
Total equity		<u><u>1</u></u>	<u><u>1</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The Company is dormant and has not traded during either the current or preceding year.

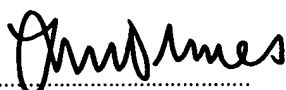
The Company received no income and incurred no expenditure in the period and therefore did not make either a profit or loss.

For the year ended 31 March 2018 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

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

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

The financial statements were approved by the Board of Directors for issue on 26 September 2018 and were signed on its behalf by:



Jeremy Holmes

Director
Company Registration No. 08613885

QDD EV1 Investment UK Limited

Annual report and financial statements for the year ended
31 March 2018

Notes to the financial statements

1. Statement of compliance with FRS 101

These Company financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and under the historical cost convention, in accordance with the Companies Act 2006.

2. Basis of preparation

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2018. The financial statements are prepared in Sterling (£).

Exemption from preparing group financial statements

The Company is a wholly owned subsidiary of QDD Athletes Village UK Limited, a company incorporated in England and Wales, which prepares consolidated financial statements. Therefore the Company is exempted under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements. The financial statements present information about the Company alone and not about its Group.

3. Summary of significant accounting policies

a) Investment in subsidiaries

Investment in subsidiaries are shown at cost less provision for impairment.

4. Investments

	2018	2017
	£	£
Shares in group undertakings	1	1
	<u>1</u>	<u>1</u>

The Company owns 100% of the ordinary share capital of QDD EV2 Investment UK Limited which is incorporated in England and Wales. During the year dividends of £nil (2017: £nil) were received from QDD EV2 Investment UK Limited.

5. Debtors

	2018	2017
	£	£
Amounts due from parent undertaking	1	1
	<u>1</u>	<u>1</u>

6. Creditors: amounts falling due within one year

	2018	2017
	£	£
Amounts due to subsidiary undertaking	1	1
	<u>1</u>	<u>1</u>

QDD EV1 Investment UK Limited

Annual report and financial statements for the year ended
31 March 2018

Notes to the financial statements (continued)

7. Share capital

	2018	2017
	£	£
<i>Allotted, called up share capital</i>		
1 Ordinary Shares of £1 each	1	1
	1	1

Holders of Ordinary Shares are entitled to one vote per share.

8. Related party disclosures

The Company's immediate and ultimate parent undertakings were Stratford Village Development (GP) Limited and East Village London LLP respectively. At 31 March 2018, East Village London LLP was ultimately jointly controlled as follows:

- (i) By DV4 Limited, a company registered and incorporated in the British Virgin Islands; and
- (ii) By Qatari Diar Real Estate Investment Company QSC, a company registered and incorporated in the State of Qatar and being a direct subsidiary of Qatar Investment Authority, a governmental authority established by the Emir of the State of Qatar; and
- (iii) By Stichting Depositary APG Strategic Real Estate Pool, a pension fund asset manager based in the Netherlands.

QDD Athletes Village UK Limited is the smallest and East Village London LLP (a limited liability partnership registered in England & Wales) is the largest group to consolidate these financial statements.

The Company has taken advantage of the exemption under paragraph 33.1A of FRS 102, Section 33 "Related Party Disclosures", not to disclose transactions with group undertakings.

9. Subsequent events

On 30 August 2018, DV4 Limited completed contracts with Oxford Properties, a Canadian global real estate investor, to form a co-investment vehicle called Delancey Oxford Residential ("DOOR"). Following this transaction, the shareholders of East Village London LLP (the ultimate parent undertaking of the company) are DOOR (39% shareholding), Stichting Depositary APG Strategic Real Estate Pool (39% shareholding) and QD UK Holdings LP (replacing QD Triangle (East Village) Limited) (22% shareholding).