

J.P. Morgan EO III UK GP Limited

Registered number: 08650871

Annual report for the year ended 31 December 2016



J.P. Morgan EO III UK GP Limited

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J.P. Morgan EO III UK GP Limited

Company information

Directors

K W McCathern

R A Crombie

C J Whittington

Secretary

J.P.Morgan Secretaries (UK) Limited

Registered office

25 Bank Street
Canary Wharf
London
E14 5JP

J.P. Morgan EO III UK GP Limited**Directors' report for the year ended 31 December 2016**

The directors present their annual report and the unaudited accounts of J.P. Morgan EO III UK GP Limited (the "Company") for the year ended 31 December 2016.

Principal activities

The principal activity of the J.P. Morgan EO III UK GP Limited is to act as general partner to limited partnerships which invest in real estate. The Company is dormant and has not traded during the period.

Review of business

The Company has the power and authority to take certain actions on behalf of the limited partnerships subject to the terms and conditions of the Limited Partnership Agreement which are determined by the Company to be necessary, appropriate, desirable and advisable. The financial position of the Company remains satisfactory.

Directors

The names of the directors who were in office at the date of signing the financial statements are listed on page 1.

J.P. Morgan EO III UK GP Limited

Directors' report for the year ended 31 December 2016

Statement of directors' responsibilities in respect of the annual 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 period. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", 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 estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

J.P. Morgan EO III UK GP Limited

Directors' report for the year ended 31 December 2016

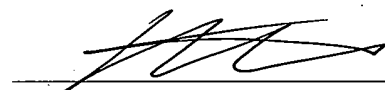
Liability insurance for directors

As permitted by Section 233 of the Companies Act 2006, the directors of the Company are covered for insurance purposes by the Group's insurance maintained at a consolidated level.

Third party indemnities

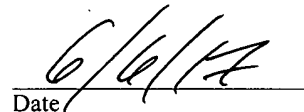
An indemnity is provided to the directors of the Company under the by-laws of JPMorgan Chase & Co against liabilities and associated costs which they could incur in the course of their duties to the Company. The indemnity was in force during the financial year and also at the date of approval of these financial statements and a copy of the by-laws of JPMorgan Chase & Co is kept at the registered office of the Company.

Approved by the board on 6 June 2017 and signed on its behalf by:



K W McCathern

Director


Date

J.P. Morgan EO III UK GP Limited
Balance sheet as at 31 December 2016

	Note	2016 €	2015 €
Current assets			
Debtors	2	<u>1,000</u>	<u>1,000</u>
Capital and reserves			
Called up share capital	3	<u>1,000</u>	<u>1,000</u>
Shareholder's funds		<u>1,000</u>	<u>1,000</u>

For the financial period ended 31 December 2016, the company was entitled to exemption from audit under section 480(1) of the Companies Act 2006.

The shareholder has not required the Company to obtain an audit in accordance with Section 476(1) of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (i) ensuring that the Company keeps accounting records which comply with Section 386 of the Act;
- (ii) preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the period and of its profit or loss for the financial period in accordance with the requirements of Section 394 and which otherwise comply with the Companies Act 2006, so far as applicable to the Company.

The financial statements on pages 4 to 6 were approved by the board of directors on 6 June 2017 and signed on its behalf by:



K W McCathern
Director

Company registered number: 08650871

J.P. Morgan EO III UK GP Limited**Notes to the financial statements for the year ended 31 December 2016****1 Accounting policies****Basis of preparation**

The financial statements have been prepared in accordance with UK Financial Reporting Standard 100 "Application of Financial Reporting Requirements" and Financial Reporting Standard 101 "Reduced Disclosure Framework".

The principal accounting policies adopted in the preparation of the financial statements are set out below. The policies have been consistently applied to all the years presented, unless otherwise stated. The financial statements have been prepared on a going concern basis using the historical cost convention.

Disclosure exemptions adopted:

In preparing these financial statements the Company has taken advantage of disclosure exemptions conferred by FRS 101. Therefore these financial statements do not include:

- certain comparative information as otherwise required by EU endorsed IFRS;
- certain disclosures regarding the Company's capital;
- a statement of cash flows;
- the effect of future accounting standards not yet adopted;
- the disclosure of the remuneration of key management personnel; and
- disclosure of related party transactions with other wholly owned members of the group headed by JPMorgan Chase & Co.

The financial statements of JPMorgan Chase & Co. can be obtained as described in note 7.

Functional currency

The Company's functional and presentational currency is EUR.

J.P. Morgan EO III UK GP Limited**Notes to the financial statements for the year ended 31 December 2016****2 Debtors**

	2016 €	2015 €
Amounts owed by parent undertakings	<u>1,000</u>	<u>1,000</u>

Amounts owed by parent undertakings are unsecured, interest free and repayable on demand.

3 Called up share capital

	2016 €	2015 €
Allotted and unpaid		
1,000 ordinary shares of €1 each	<u>1,000</u>	<u>1,000</u>

4 Directors' remuneration

The directors received no remuneration during the period in respect of their services to the Company.

5 Profit and loss account

No profit and loss account has been prepared as the Company did not trade during the period. All expenses have been borne by group undertakings.

6 Statement of changes in equity

The entity has been dormant for a number of years therefore it was not deemed necessary to include a statement of changes in equity.

J.P. Morgan EO III UK GP Limited

Notes to the financial statements for the year ended 31 December 2016

7 Ultimate parent undertaking

The immediate parent undertaking is JPMorgan Asset Management Holdings (UK) Limited.

The parent company of the largest group for which consolidated financial statements are prepared, and whom the directors regard as the ultimate holding company, is JPMorgan Chase & Co. which is incorporated in the United States of America.

The consolidated financial statements of JPMorgan Chase & Co. are available to the public and may be obtained from the Company's registered office at:

The Company Secretary
25 Bank Street
Canary Wharf
London
E14 5JP