

IRONGATE HOUSE NOMINEE 2 LIMITED

FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

31 December 2019



Irongate House Nominee 2 Limited

DIRECTORS, OFFICERS AND OTHER INFORMATION

Directors:

David Anthony Diemer
Nicholas Tebbutt

Secretary:

Aviva Company Secretarial Services Limited

Registered Office:

St. Helen's, 1 Undershaft, London, EC3P 3DQ

Irongate House Nominee 2 Limited

THE DIRECTORS' REPORT

AT 31 December 2019

The directors present their report together with the unaudited financial statements of the Company for the period from 01 January 2019 to 31 December 2019.

INCORPORATION AND NAME

The Company was incorporated on 09 November 2015 as a private limited company and its name Irongate House Nominee 2 Limited.

ACTIVITIES

Since incorporation the Company has been dormant within the meaning of s.1169 of the Companies Act 2006 (the "Act") throughout the period ended 31 December 2019. It is anticipated that the Company will remain dormant for the foreseeable future.

DIRECTORS

The present directors and secretary who have served throughout the period, are listed below:

| <u>Director</u> | <u>Appointed</u> | <u>Resigned</u> |
|--|-------------------|-----------------|
| David Anthony Diemer | 09 November 2015 | N/A |
| Nicholas Tebbutt | 04 September 2018 | N/A |
| <u>Secretary</u> | <u>Appointed</u> | <u>Resigned</u> |
| Aviva Company Secretarial Services Limited | 09 November 2015 | N/A |

AUDITORS

In accordance with "s.480 of the Companies Act", the Company is exempt from the obligation to appoint auditors in respect of the period ended 31 December 2019.

This report was approved by the Board and signed on its behalf

BY ORDER OF THE BOARD

[Name of Director]
Director

Date: 3 MARCH 2020

Irongate House Nominee 2 Limited

STATEMENT OF FINANCIAL POSITION

AT 31 December 2019

| | 31 Dec 2019 | 31 Dec 2018 |
|-------------------------------------|-------------|-------------|
| | £ | £ |
| CURRENT ASSETS | | |
| Amounts due from parent company | 5 | 5 |
| NET ASSETS | <hr/> | <hr/> |
| | £5 | £5 |
| CAPITAL AND RESERVES | | |
| CALLED UP SHARE CAPITAL | | |
| 5 Ordinary share of £ 1 each | 5 | 5 |
| SHAREHOLDERS' FUNDS – EQUITY | £5 | £5 |

For the period ended 31 December 2019 the Company was entitled to exemption from audit under s. 480 of the Act relating to dormant companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its accounts for the period in question in accordance with s.476 of the Companies Act 2016; and
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies' subject to the small company's regime.

The immediate parent Company is Ascot Real Estate Investments GP LLP. The parent company is owned equally by Norwich Union (Shareholder GP) Limited and PSP Jessica Limited. Neither party has overall control. Norwich Union (Shareholder GP) Limited is a wholly owned subsidiary of the Aviva Plc group companies.

The Statement of Financial Position was approved by the directors on 3 MARCH 2020 and signed on their behalf by:



[Name of Director]

Director

Irongate House Nominee 2 Limited

Notes to the Unaudited Financial Statements for the Period Ended 31 December 2019

1. Accounting policies

Basis of preparation

These accounts have been prepared under the historical cost convention.

Profit and loss

No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

2. Share Capital

Allotted, called up and fully paid shares

| | 31-Dec-19 | | 31-Dec-18 | |
|------------------------------|-----------|---|-----------|---|
| | No. | £ | No. | £ |
| 5 Ordinary Shares of £1 each | 5 | 5 | 5 | 5 |

On incorporation the Company had a share capital of five Ordinary share of £1 each.

3. Parent and ultimate parent undertaking

The immediate parent Company is Ascot Real Estate Investments GP LLP.

The parent company is owned equally by Norwich Union (Shareholder GP) Limited and PSP Jessica Limited. Neither party has overall control.

Norwich Union (Shareholder GP) Limited is a wholly owned subsidiary of the Aviva Plc group companies.

PSP Jessica Limited is wholly owned subsidiary of PSPIB SDL Inc.

The group accounts of Aviva Plc are publicly available from Companies House, Crown Way, Maindy, Cardiff CF 14 3 UZ and the group accounts of PSP Jessica Limited are publicly available online at www.investpsp.com