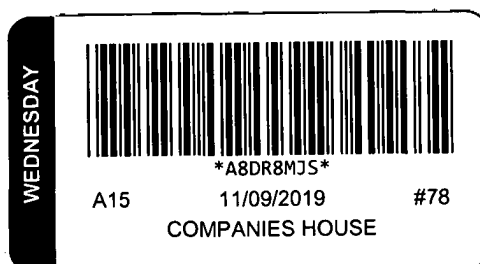


Amending

Company Registration No. 10045419 (England and Wales)

**ILEX 49 LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2018**



ILEX 49 LIMITED
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2018

CONTENTS	PAGE
Company information	3
Accountants' report	4
Statement of financial position	5

ILEX 49 LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2018

Directors	S.N.W. Moran J.A. Davies P.W. Davies T.G. Davies
Secretary	S.N.W Moran
Company Number	10045419 (England and Wales)
Registered Office	12th Floor 6 New Street Square London EC4A 3BF United Kingdom
Accountants	Deloitte LLP 1 New Street Square London EC4A 3HQ

ILEX 49 LIMITED ACCOUNTANTS' REPORT

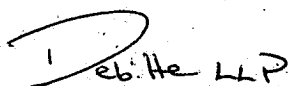
Accountants' report to the board of directors of Ilex 49 Limited on the preparation of the unaudited statutory accounts for the year ended 31 March 2018

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Ilex 49 Limited for the year ended 31 March 2018 as set out on pages 5 - 5 from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Ilex 49 Limited, as a body, in accordance with the terms of our engagement letter dated 14 July 2017. Our work has been undertaken solely to prepare for your approval the accounts of Ilex 49 Limited and state those matters that we have agreed to state to them, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Ilex 49 Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Ilex 49 Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Ilex 49 Limited. You consider that Ilex 49 Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Ilex 49 Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.



Deloitte LLP

1 New Street Square
London
EC4A 3HQ

ILEX 49 LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2018

	2018 £	2017 £
Fixed assets	14,445,463	6,010,311
Current assets	558,054	1,006,425
Creditors: amounts falling due within one year	(15,496,196)	(7,035,427)
Net current liabilities	(14,938,142)	(6,029,002)
Total assets less current liabilities	(492,679)	(18,691)
Net liabilities	(492,679)	(18,691)
Capital and reserves	(492,679)	(18,691)

NOTES TO THE ACCOUNTS

1 Directors' advances, credit and guarantees

Included within other creditors are unsecured directors loans from P Davies for £7,000,000 (2017: £7,035,288). The loan is repayable on demand. The loan notes accrue interest at a floating rate, at a maximum of 3%. Interest is charged at the lower of 1.5% per annum above the Bank of England base rate and 3% per annum. 1.75% was the actual rate at which interest was accrued due to a base rate at Bank of England of 0.25%.

There has been no directors remuneration in the period.

2 Average number of employees

During the year the average number of employees was 4 (2017: 4).

For the year ending 31 March 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small 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 responsibilities 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 micro-entity provisions of the Companies Act 2006 and FRS 105. The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Approved by the board on:



P.W. Davies
Director

Company Registration No. 10045419