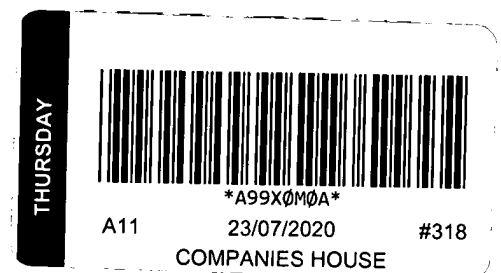


Company Registration No. 10558889

C&R ILFORD NOMINEE 2 LIMITED

**Annual Report and Unaudited Financial Statements
for the Year ended 31 December 2019**



C&R ILFORD NOMINEE 2 LIMITED

OFFICERS

DIRECTORS

L Hutchings
J Ryman
S Wetherly
R Hadfield

SECRETARY

S Wetherly

REGISTERED OFFICE

22 Chapter House
London
SW1P 4NP

C&R ILFORD NOMINEE 2 LIMITED

DIRECTORS' REPORT

The directors present their annual report together with the unaudited financial statements for the period ended 31 December 2019.

PRINCIPAL ACTIVITY, TRADING REVIEW AND FUTURE DEVELOPMENTS

The principal activity of the Company is property investment. The Company did not trade during the period. There has been no profit or loss or recognised gains or losses during the period and therefore no income statement, statement of comprehensive income or statement of changes in equity has been presented. The Company is expected to remain dormant for the foreseeable future.

The directors do not recommend the payment of a dividend (2018: £nil).

INCORPORATION

The Company was incorporated in Great Britain and registered in England and Wales on 11 January 2017.

DIRECTORS

The directors of the Company, who served throughout the period except as noted, were:

L Hutchings
J Ryman
S Wetherly
V Arvaniti (Resigned 15 July 2019)
R Hadfield (Appointed 16 July 2019)

On behalf of the Board



S Wetherly
Director

1 July 2020

C&R ILFORD NOMINEE 2 LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

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 accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify the company's shareholders in writing about the use of disclosure exemptions, if any, of FRS 101 used in the preparation of financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors confirm that they have complied with the above requirements in preparing the financial statements. The directors are responsible for keeping proper accounting records that 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.

C&R ILFORD NOMINEE 2 LIMITED
Company Registration No. 10558889

BALANCE SHEET
AS AT 31 DECEMBER 2019

	Note	2019 £	2018 £
CURRENT ASSETS			
Debtors: amounts falling due within one year	3	2	2
NET CURRENT ASSETS		2	2
NET ASSETS		2	2
EQUITY			
Share capital	4	2	2
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY		2	2

For the period ended 31 December 2019, the Company was entitled to exemption under section 477(2) of the Companies Act 2006.

No members have required the Company to obtain an audit of its accounts for the period in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for:

- a) ensuring the Company keeps accounting records which comply with section 386, and;
- b) preparing accounts which give a true and fair view of the state of affairs of the Company at the end of the financial year in accordance with section 393 and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

The financial statements were approved by the Board of Directors and signed on their behalf by:



S Wetherly
Director

1 July 2020

C&R ILFORD NOMINEE 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 DECEMBER 2019

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the period.

These financial statements have been prepared in accordance with FRS 101 'Reduced Disclosure Framework'.

Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with applicable accounting standards in the United Kingdom.

Cash flow statement

The Company was dormant during the period and had no cash flows. Accordingly, no cash flow statement is given.

Going concern

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

2. PROFIT FOR THE PERIOD

The Company did not trade during the period and accordingly no income statement is given. The directors received no emoluments in respect of their services to the Company (2018: £nil). The Company had no employees during the period (2018: nil).

3. DEBTORS

Amounts falling due within one year

	2019 £	2018 £
Amounts owed by parent companies	2	2

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

4. SHARE CAPITAL

	2019 £	2018 £
Issued and fully paid:		
2 ordinary shares of £1 each	2	2

5. ULTIMATE AND CONTROLLING PARENT COMPANY

The Company is a wholly owned subsidiary of C&R Ilford (General Partner) Limited, incorporated in Great Britain and registered in England and Wales.

The ultimate parent and controlling party is Growthpoint Properties Limited ("Growthpoint"). Growthpoint is the parent company of the largest group of which the Company is a member and for which consolidated financial statements are prepared. Copies of the consolidated financial statements of Growthpoint can be obtained from Growthpoint Properties Limited, The Place, 1 Sandton Drive, Sandton, 2196, Johannesburg, South Africa.

The parent company of the smallest group of which the company is a member and for which consolidated accounts are prepared is Capital & Regional plc. In 2018 Capital & Regional plc was the ultimate controlling party. Copies of the consolidated financial statements of Capital & Regional plc can be obtained from The Company Secretary, 22 Chapter Street, London, SW1P 4NP.