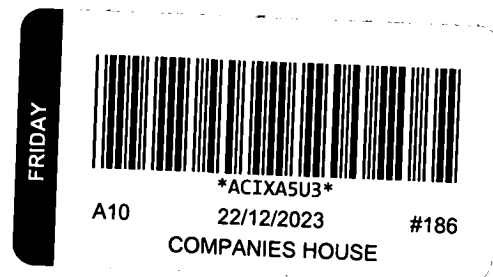


CDR NOMINEECO 2 LIMITED

REGISTERED NUMBER: 11519140

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED PERIOD ENDED 31 MARCH 2023



**CDR NOMINEECO 2 LIMITED
FOR THE YEAR ENDED 31 MARCH 2023**

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**CDR NOMINEECO 2 LIMITED
FOR THE YEAR ENDED 31 MARCH 2023**

DIRECTORS' REPORT

The directors of CDR Nomineeco 2 Limited (the 'company') present their report and the unaudited financial statements for the year ended 31 March 2023. The prior period was the year ended 31 March 2022. The company was incorporated on 14 August 2018.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006. They have also taken advantage of the exemptions provided by section 414B of the Companies Act 2006 in not preparing a Strategic Report.

Directors

The directors of the company who were in office during the period and up to the date of signing the financial statements were:

Adam Dakin
Graham Edwards
Russell Gurnhill
Graeme Hunter
Gemma Katakya
Adam Shah
Luigi Caruso
Jeremie Veisse

Qualifying third party indemnity provisions

Qualifying third party indemnity provisions (as defined by section 234 of the Companies Act 2006), commonly known as Directors and Officers insurance, in relation to certain losses and liabilities which the directors may incur (or have incurred) to third parties in the course of their professional duties, were in force during the period of directorship and, at the date of this report, are in force for the current directors.

Going concern

At 31 March 2023 the company recognised £1 net current assets and net assets.

As the company does not have any cash outflows the directors are satisfied that the company has adequate resources to meet its liabilities for at least 12 months from the date of signing the financial statements.

Directors' responsibilities statement

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

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 UK-adopted international accounting standards.

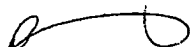
Under company law, directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable UK-adopted international accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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 are responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are also 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.

This report was approved by the board on 19 December 2023 and signed on its behalf.



Aaron Burns

Signed for and on behalf of the partnership as secretary of Telereal Services Limited, the corporate secretary of the general partner.

CDR NOMINEECO 2 LIMITED
REGISTERED NUMBER: 11519140

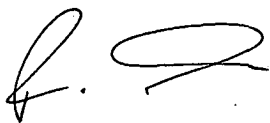
BALANCE SHEET
AS AT 31 MARCH 2023

	Notes	31 March 2023 £	31 March 2022 £
Current assets			
Amounts due from parent undertaking	2	1	1
Total current assets		1	1
Total assets		1	1
Equity attributable to owners			
Share capital	5	1	1
Total equity		1	1
Total equity and liabilities		1	1

For the year ended 31 March 2023, the company was entitled to exemption from audit under the section 480 of the Companies Act 2006. Members have not required the company to obtain an audit for the period in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved for issue by the Board of Directors on 19 December 2023 and signed on its behalf by



Russell Gurnhill
Director



Adam Dakin
Director

The notes on pages 8 to 10 are an integral part of these financial statements.

CDR NOMINEECO 2 LIMITED
STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

The company has not traded during either for the year ended 31 March 2023 or the year ended 31 March 2022. During these periods the company received no income and incurred no expenditure and, therefore, made neither a profit or loss.

The notes on pages 8 to 10 are an integral part of these financial statements.

CDR NOMINEECO 2 LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2023

	Share capital £	Retained earnings £	Total equity £
At 01 April 2021	1	-	1
Shares issued during the year	-	-	-
Comprehensive profit for the year			
Profit and total comprehensive income for the year	-	-	-
At 31 March 2022 and 1 April 2022	-	-	-
Comprehensive profit for the year			
Profit and total comprehensive income for the year	-	-	-
At 31 March 2023	1	-	1

The notes on pages 8 to 10 are an integral part of these financial statements.

CDR NOMINEECO 2 LIMITED
STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

	Year ended 31 March 2023	Year ended 31 March 2022
	£	£
Cash flows from operating activities		
Result for the financial year	-	-
Adjustments for:		
Increase in amounts owed by group undertakings	-	-
Net cash used in operating activities	-	-
Cash flows from financing activities		
Issue of share capital	-	-
Net cash generated from financing activities	-	-
Net change in cash and cash equivalents	-	-
Cash and cash equivalents at the beginning of the year	-	-
Cash and cash equivalents at the end of the year	-	-
Cash and cash equivalents at the end of year comprise:		
Cash balances	-	-

The notes on pages 8 to 10 are an integral part of these financial statements.

CDR NOMINEECO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

General information

CDR Nomineeco 2 Limited is a nominee company.

The company is a private company, limited by shares, incorporated in England and Wales and domiciled in the United Kingdom. The company's registered address and principal place of business is 6th Floor Watling House, 33 Cannon Street, London, EC4M 5SB. The company was dormant throughout the period.

The directors present the Annual Report and financial statements for the year ended 31 March 2023. The prior period was the year ended 31 March 2022.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied throughout the period.

Basis of preparation

These financial statements have been prepared on a going concern basis and in compliance with the UK-adopted International Financial Reporting Standard for Small and Medium-sized Entities as revised in 2015 (IFRS for SMEs) issued by the International Accounting Standards Board. The measurement basis used is the historical cost basis, except where otherwise stated in the accounting policies below.

The financial statements have been prepared in Sterling (rounded to the nearest pound), which is the functional and presentational currency of the company.

The preparation of financial statements in conformity with the UK-adopted International Accounting Standards requires the use of certain critical accounting estimates. It also requires the company to exercise its judgement in the process of applying the company's accounting policies and making any estimates. Changes in assumptions might have a significant impact on the financial statements in the period in which the assumptions changed. Management believes that the underlying assumptions are appropriate and that the company's financial statements are fairly presented.

Going concern

At 31 March 2023 the company recognised £1 net current assets and net assets.

As the company does not have any cash outflows the directors are satisfied that the company has adequate resources to meet its liabilities for at least 12 months from the date of signing the financial statements.

Standards, amendments and interpretations effective in the period

The accounting policies used in these financial statements are consistent with those applied in the last annual financial statements, as amended where relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the year, the impact of which is outlined below.

A number of new amendments to the standards listed below came effective from 1 April 2022. These new amendments do not have any impact on the partnership's income statement or balance sheet.

Amendments to IFRS 3, 'business combinations' update a reference in IFRS 3 to the conceptual framework for financial reporting without changing the accounting requirements for business combinations.

Amendments to IAS 16, 'property, plant and equipment' prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognise such sales proceeds and related costs in profit or loss.

Amendments to IAS 37, 'provisions, contingent liabilities and contingent assets' specify which costs a company includes when assessing whether a contract will be loss-making.

In April 2022, IFRIC issued an agenda decision in respect of demand deposit (the 'IFRIC Decision on Deposits') and in Oct 2022, the IFRIC finalised an agenda in respect of 'Lessor forgiveness of lease payments (IFRS 9 and IFRS 16)' (the 'IFRIC Decisions on Concession'). Both these decisions do not have an impact of the company's financial statement.

Financial instruments

The company's financial assets comprise of loans and receivables. The company determines the classifications of its financial assets at initial recognition. Financial assets recognised in the balance sheet as trade and other receivables are classified as loans and receivables. They are recognised initially at fair value and subsequently measured at amortised cost less provision for impairment based on an assessment of the expected credit losses of each instrument.

Share capital

Ordinary shares are classified as equity. Dividends on ordinary shares are recognised as a liability in the period in which they are declared.

NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 MARCH 2023

2 Related party transactions**Transactions with parent company**

The amount due from The Arch Company Properties L.P., the parent company, totalled £1 (2022: £1)

The amounts owed by parent entities are interest-free, unsecured and repayable on demand.

There are no material differences between the carrying value and the fair value of debtors as at 31 March 2023 or 31 March 2022.

3 Financial risk management**Financial risk factors**

The company's activities expose it to a variety of risks including credit risk and liquidity risk. The directors, who have overall responsibility for the company and oversight of the company's risk management have put in place a risk management programme that assesses such risk and seeks to minimise the potential effects on the company's performance.

For the purposes of this note, the directors have taken into account current facts and circumstances and what they consider to be standard market practice and industry accepted levels of risk and exposure, given the nature of the company's business.

Actual outcomes and results may differ significantly in the future, which may result in a number of the risks outlined in this note having a materially adverse impact on the company's performance. However, the existence of these risks and exposures may also have a positive impact on the future performance of the company. The directors do not guarantee the ultimate performance of the company.

(i) Credit risk

Credit risk is the risk of the company's net asset value changing due to a counterparty (debtor) defaulting on its obligations made to the company. The company has no credit risk outside of the group. Credit risk arises from its loans to related parties. Credit risk is managed on a group basis.

An analysis of the credit quality of financial assets is as follows:

	31 March 2023 £	31 March 2022 £
Cash and cash equivalents	-	-
Loans payable by related parties gross	1	1
Neither past due nor impaired	1	1
Past due but not impaired		
- less than 30 days overdue	-	-
- 30 to 90 days overdue	-	-
Loans payable by related parties	1	1

(ii) Liquidity risk

Liquidity risk is the risk that the company will not be able to meet its financial obligations as and when they fall due. The company's approach to managing liquidity risk is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the company's reputation.

The directors monitor this risk and the liquidity position of the company on a periodic basis and consider the potential timing of the maturity of its assets and liabilities and projected operating cash flows. There are currently no external capital requirements.

CDR NOMINEECO 2 LIMITED**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 MARCH 2023****3 Financial risk management (continued)**
Financial risk factors (continued)
(ii) Liquidity risk (continued)

A summary table with maturity of financial assets presented below is used to manage liquidity risk. The amounts disclosed in the tables below are the contractual undiscounted cash flows. Undiscounted cash flows in respect of balances due within 12 months generally equal their carrying amounts in the balance sheet as the impact of discounting is not significant.

The maturity analysis of financial instruments is as follows:

At 31 March 2023	Due within one year	1-2 years	2-5 years	Over 5 years	TOTAL
	£	£	£	£	£
Assets					
Amounts due from related parties	1	-	-	-	1

At 31 March 2022	Due within one year	1-2 years	2-5 years	Over 5 years	TOTAL
	£	£	£	£	£
Assets					
Amounts due from related parties	1	-	-	-	1

4 Directors' remuneration

None of the directors received remuneration for their services to the company during the year ended 31 March 2023 or 31 March 2022.

The company did not have any employees during the period under review (2022 - £nil).

5 Share capital

	31 March 2023 £	31 March 2022 £
Allotted, called up and fully paid		
1 ordinary share of £1 each	1	1

The company issued 1 ordinary share of £1 at par on 14 August 2018.

6 Controlling party

CDR Nomineeco 2 Limited is owned by The Arch Company Properties L.P., a wholly owned subsidiary of The Arch Company Properties Limited.

The Arch Company Properties Limited is owned equally by TT CDR Assetco Limited and BX CDR Holdco Limited. There is no controlling party.

Copies of the financial statements of The Arch Company Properties Limited may be obtained from the Company Secretary, 6th Floor, Watling House, 33 Cannon Street, London, EC4M 5SB.