

**NPLUS1 REIM UK LLP**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

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COMPANIES HOUSE

**Registered number: OC353097**

**NPLUS1 REIM UK LLP**  
**Registered number: OC353097**

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**NPLUS1 REIM UK LLP**  
**INFORMATION**

**Designated Members:**

Trinova Real Management Ltd  
Trinova Real Estate Ventures Ltd

**LLP Registered Number:**

OC353097

**Registered Office**

24 Lime Street  
London  
EC3M 7HS

**Bankers**

Barclays Bank Plc

**NPLUS1 REIM UK LLP**  
**Registered Number: OC353097**

**Members' Report**  
**For the year ended 31 December 2017**

The members present their annual report together with the financial statements of Trinova Real Estate LLP (the LLP) for the period ended 31 December 2017.

**Principal Activities**

The principal activities are those of financial advisory of real estate transactions and property management services in the UK.

**Designated Members**

The following Members were Designated Members during the period:

Trinova Real Estate Asset Management Ltd  
Trinova Real Estate Ventures Ltd

**Members' capital and interests**

Capital is contributed by members in accordance with the agreement and subsequent agreement made from time to time by the members. No interest is paid on capital contributions and contributed amounts shall not be required to be repaid to former members. Such amounts are treated as equity.

Capital and Income profits or losses are determined by agreement among the members based on each member's role within the LLP. Such profits or losses shall be allocated when the Accounts for the relevant Accounting Period are approved by the Members and are treated as 'other reserves' until that time. Payments to members in the form of drawings are payments on account of profits or losses.

Details of movements in the members' interests for the year are included in the note to the accounts.

Members are remunerated from the profits of the LLP, as agreed between the members.

Loans and other debts due to members rank pari passu with unsecured creditors. The legal opinion given in an appendix to the SORP, Accounting by Limited Liability Partnerships, is that members' other interests, represented by other reserves rank after unsecured creditors.

This report was approved by the members on 12<sup>th</sup> July 2018 and signed on their behalf by:



Edmund Costello  
**Director, Trinova Real Estate Asset Management Ltd**

**NPLUS1 REIM UK LLP**  
**Registered number: OC353097**

**Statement of comprehensive income**  
**For the year ended 31 December 2017**

		Year ended 31 December <u>2017</u> £	Year ended 31 December <u>2016</u> £
	<u>Note</u>		
Turnover		-	-
Cost of Sales		<u>-</u>	<u>-</u>
Gross Profit		-	-
Administrative expenses		<u>721</u>	<u>(12,081)</u>
Operating Profit/(Loss)	2	<u>721</u>	<u>(12,081)</u>
Profit/(Loss) for the period before members' remuneration and profit share		<u>721</u>	<u>(12,081)</u>
Profit/(Loss) for the period available for discretionary division among members	7	<u><u>721</u></u>	<u><u>(12,081)</u></u>

There were no recognised gains and losses for 2017 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2017.

The notes on pages 7 to 9 form part of these financial statements.

**NPLUS1 REIM UK LLP**  
**Registered Number: OC353097**

**Balance sheet**  
**As at 31 December 2017**

	<u>Notes</u>	<u>2017</u> £	<u>2016</u> £
<b>Current assets</b>			
Debtors	4	4	4
Cash at bank		<u>7,457</u>	<u>6,736</u>
		6,740	6,740
<b>Creditors: amounts falling due within one year</b>	5	<u>(51)</u>	<u>(51)</u>
<b>Net current assets</b>		<u>7,410</u>	<u>6,689</u>
<b>Net assets attributable to members</b>		<u>7,410</u>	<u>6,689</u>
<b>Represented by:</b>			
<b>Members' other interests</b>			
Members' capital classified as equity under FRS 25	6	835,098	835,098
Members' other interest - other reserves classified as equity under FRS 25	6	<u>(827,688)</u>	<u>(828,409)</u>
		<u>7,410</u>	<u>6,689</u>
<b>Total Members' Interests</b>			
Amounts due from members	6	(4)	(4)
Members' other interests	6	<u>7,410</u>	<u>6,689</u>
		<u>7,406</u>	<u>6,685</u>

**NPLUS1 REIM UK LLP**  
**Registered Number: OC353097**

**Balance sheet (Continued)**  
**As at 31 December 2017**

The members consider that the LLP is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 ("the Act").

The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the LLP as at 31 December 2017 and of its profit for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, relating to financial statements, so far as applicable to the LLP.

The financial statements have been prepared in accordance with the provisions applicable to small LLPs within Part 15 of the Companies Act 2006 as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved and authorised for issue by the members and were signed on their behalf on 12th July 2018

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Trinova Real Estate Asset Management Ltd  
Designated Member

The notes on pages 7 to 9 form part of these financial statements.

**NPLUS1 REIM UK LLP**  
**Registered Number: OC353097**

**Statement of changes in equity**  
**For the year ended 31 December 2017**

	<u>Members'</u> <u>Capital</u> £	<u>Other</u> <u>Reserves</u> £	<u>Loans</u> <u>due to/(from)</u> <u>Members</u> £	<u>Total Equity</u> £
At 1 January 2017	828,398	(828,409)	(4)	6,685
Total comprehensive income for the period	-	721	-	721
At 31st December 2017	835,098	(827,688)	(4)	7,406



# NPLUS1 REIM UK LLP

## Notes to the Financial Statements for the year ended 31 December 2017

### 1. Accounting Policies

(a) Basis of preparation of the financial statements

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

(b) Turnover

Turnover comprises revenue recognised by the LLP in respect of services supplied during the period, exclusive of Value Added Tax.

(c) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Office equipment	Straight-line over 5 years
Fixtures and Fittings	Straight-line over 5 years

### 2. Profit

The profit is stated after charging:

	Year ended 31st December <u>2017</u> £	Year ended 31st December <u>2016</u> £
Auditor's remuneration	-	-
Depreciation	-	875
Loss on disposal of fixed assets	-	-
Exchange (profit)/loss	-	(54)
Rental of properties under operating leases	-	11,336
	<u>          </u>	<u>          </u>

The amount for non-audit fees in the current period is £nil (2016: £nil).

All fixed assets were disposed of at a nil sales value during the prior year resulting in net loss of £Nil (2016: Loss £5,999).

	Year ended 31st December <u>2017</u> £	Year ended 31st December <u>2016</u> £
Historic cost value	-	17,470
Depreciation on sold assets	-	(11,471)
Loss on disposal	-	(5,999)
	<u>          </u>	<u>          </u>

# NPLUS1 REIM UK LLP

## Notes to the Financial Statements for the year ended 31 December 2017 (continued)

### 3. Staff Costs

	Year ended 31st December <u>2017</u> £	Year ended 31st December <u>2016</u> £
i) Employee costs during the period were:		
Wages and salaries	-	-
Social security costs	-	-
	<u>-</u>	<u>-</u>
The average number of employees, excluding members of NPLUS1 REIM UK LLP was:	<u>-</u>	<u>-</u>

### ii) Remuneration of Members

Losses are divided among the members in accordance with the loss-sharing arrangements as set out within the LLP Agreement.

There are no Member' drawings.

The average monthly number of members of NPLUS1 REIM UK LLP was:

<u>-</u>	<u>-</u>
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### 4. Debtors

	<u>2017</u> £	<u>2016</u> £
Amounts due from members	<u>4</u>	<u>4</u>
	<u>4</u>	<u>4</u>

### 5. Creditors: Amounts Falling Due Within One Year

	<u>2017</u> £	<u>2016</u> £
Trade creditors	<u>51</u>	<u>51</u>
	<u>51</u>	<u>51</u>

**NPLUS1 REIM UK LLP**

**Notes to the Financial Statements for the year ended 31 December 2017 (continued)**

**6. Reconciliation of Movements in Members' Interest**

	<u>Members' Capital (classified as equity)</u>	<u>Other Reserves</u>	<u>Loans and other debts due to/(from) Members</u>	<u>Total</u>
Members' interests at 1 January 2017	828,398	(828,409)	(4)	6,685
Loss for the period available for division among members	<u>-</u>	<u>721</u>	<u>-</u>	<u>721</u>
Members' interests after result for the period	828,398	(827,688)	-	7,410
Amounts due to members	-	-	-	-
Amounts due from members	<u>-</u>	<u>-</u>	<u>(4)</u>	<u>(4)</u>
Members' interest at 31st December 2017	<u>835,098</u>	<u>(827,688)</u>	<u>(4)</u>	<u>7,406</u>