

Standard Life Property Company Limited

Annual report and accounts
for the year ended 31 December 2022

Registration number: SC101362



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Standard Life Property Company Limited

Statutory information

Directors	:	B M Meaney P T Tyson
Secretary	:	Pearl Group Secretariat Services Limited
Registered Office	:	Standard Life House 30 Lothian Road Edinburgh EH1 2DH

Standard Life Property Company Limited

Directors' report

The directors submit their Annual report and accounts of Standard Life Property Company Limited (the Company), registration number: SC101362, for the year ended 31 December 2022. This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Principal activities and business review

The Company was incorporated on 16 October 1986 with its principal activity being the development of, and dealing in, properties. The Company is currently dormant.

The Company is a wholly owned subsidiary of Standard Life Assurance Limited and its ultimate controlling party is Phoenix Group Holdings Plc.

Principal risks and uncertainties

Given the dormant status of the Company, it is not exposed to any significant financial risks. The Company's objective when managing capital is to safeguard the capital of the Company.

Directors

The names of the current directors of the Company are shown on page 2. There were no changes to the directors during the year.

The appointment of directors is not subject to retirement by rotation. None of the directors have a beneficial interest in the shares of the Company, which is a wholly owned subsidiary of Standard Life Assurance Limited.

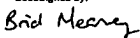
Company Secretary

The name of the current Company Secretary of the Company is shown on page 2. There were no changes to the Company Secretary during 2022.

Independent auditors

The Company has been dormant throughout the accounting period and is therefore exempt from the requirements of the Companies Act 2006 relating to the audit of financial statements.

On behalf of the Board

DocuSigned by:

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B M Meaney
Director
Standard Life Property Company Limited
26 January 2023

Standard Life Property Company Limited

Statement of financial position
 as at 31 December 2022

	Notes	2022 £	2021 £
Assets			
Amounts owed by group undertaking	6	100	100
Total assets		100	100
Equity			
Share capital	7	100	100
Total equity		100	100

For the year ended 31 December 2022 the Company was entitled to exemption under section 444(1) of the Companies Act 2006. The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

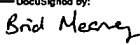
For the year ended 31 December 2022 the Company was entitled to exemption under section 480(1) of the Companies Act 2006.

No member has required the Company to obtain an audit of its accounts for the period in question in accordance with section 476(1)-(3) of the Companies Act 2006.

The Directors acknowledge responsibility for:

- (i) ensuring the Company keeps accounting records which comply with section 386 and 387; and
- (ii) preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of the financial year, and of its profit and loss for the financial period in accordance with section 393, and which otherwise comply with the requirement of the Companies Act relating to financial statements, so far as applicable to the Company.

By order of the Board

DocuSigned by:

 19C725B33D1D4C8...

B M Meaney
 Director
 Standard Life Property Company Limited
 26 January 2023

The notes on pages 5 and 6 form an integral part of these financial statements

Standard Life Property Company Limited

Notes to the financial statements**1. Accounting policies****(a) Basis of preparation**

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) as endorsed by the European Union (EU), with interpretations issued by the IFRS Interpretations Committee and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS.

The political situation in Ukraine has created uncertainty in the economic environment. The Company is monitoring the situation closely.

The principal accounting policies set out below have been consistently applied to all financial reporting periods presented in these financial statements.

(b) New standards, interpretations and amendments to published standards that have been adopted by the Company

There are no new standards, interpretations or amendments to existing standards effective by EU endorsement for annual periods beginning on or after 1 January 2022 that had an effect on the financial statements of the Company.

(c) Standards, interpretations and amendments to published standards that are not yet effective and have not been early adopted by the Company

There are no new standards, interpretations and amendments to existing standards that have been published, but not yet effective, that are expected to have an impact on the financial statements of the Company.

2. Statement of comprehensive income

The Company did not trade during the year and received no income. All expenses were met by the parent and the ultimate parent undertaking. Consequently, during the year the Company made neither a profit nor a loss. There are no cash flows.

3. Director's remuneration

No amount is payable to the directors in respect of services to the Company (2021: nil).

4. Taxation

There is no liability to taxation on the result for the year (2021: nil).

5. Risk management

Given the status of the Company, it is not exposed to any significant financial risks. The financial risk arising in respect of the loan amount due from its parent company and ultimate controlling parent are considered low.

6. Related party transactions

The Company has a year end balance of £100 (2021: £100) being an intercompany receivable from its parent.

7. Share capital

	2022 Number	2022 £	2021 Number	2021 £
Allotted, called up and fully paid share capital:				
Ordinary shares of £1 each	100	100	100	100

Standard Life Property Company Limited

8. Parent undertaking

The Company is a wholly owned subsidiary of Standard Life Assurance Limited and its ultimate controlling party is Phoenix Group Holdings Plc. Copies of the Phoenix Group Holdings plc consolidated financial statements can be obtained from their company website, www.thephoenixgroup.com.