

SOUTH GLASGOW RETAIL PARK LIMITED

Company Registration Number: SC172022

DIRECTORS' REPORT AND FINANCIAL STATEMENTS
for the year ended 31 December 2011

THURSDAY



S11CSB4A

SCT

27/09/2012

#722

COMPANIES HOUSE

SOUTH GLASGOW RETAIL PARK LIMITED

Contents	Page
Directors' report.....	2
Statement of Directors' responsibilities	4
Independent auditors' report to the members of South Glasgow Retail Park Limited.....	5
Statement of comprehensive income	6
Statement of financial position	7
Statement of cash flows	8
Statement of changes in equity.....	9
Notes to the financial statements.....	10

Directors' report

The Directors present their Report and the Financial Statements of South Glasgow Retail Park Limited ("the Company") for the year ended 31 December 2011.

The Company is incorporated in Scotland as a private limited company. Its registration number is SC172022 and its registered office is 301, St Vincent Street, Glasgow G2 5AB.

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union ("IFRS").

Business review

Principal activities

The principal activity of the Company relates to the holding of an inter company loan.

Business transacted

The only business transacted was the receipt of loan interest.

Result and dividends

The result of the Company for the year is shown in the statement of comprehensive income on page 6. The profit before tax was £49,953 (2010: £49,732).

No dividends were paid during the year (2010: £nil).

Principal risks and uncertainties

The Phoenix Group applies a consistent methodology for the identification, assessment, management and reporting of risk that includes a high level framework for the management of key risks within each business unit.

The main risks facing the Company are liquidity risk, arising from an inability to meet short term cash flow requirements, and credit risk, arising from counterparty default on bank deposits held and from the failure of a group entity to make payments to the Company as and when they fall due.

The Company's exposure to these risks is monitored by the Board which agrees policies for managing the risks on an ongoing basis.

Key Performance Indicators ("KPIs")

Given the straightforward nature of the business, the Company's Directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business.

Going concern

It is the intention of the Directors to liquidate the Company. The Directors therefore consider that the Company is no longer a going concern and have accordingly drawn up the accounts on the basis of the realisable value of assets and liabilities. Recording assets and liabilities at net realisable values has had no impact on the results for the year or balance sheet values at 31 December 2011 or 31 December 2010.

Directors

The names of those individuals who served as Directors of the Company during the year or who held office as at the date of signature of this report are as follows:

S D Huckle	Resigned 25 January 2011
M J Merrick	
A Moss	

Secretary

Pearl Group Secretariat Services Limited acted as Secretary throughout the year.

Disclosure of indemnity

Qualifying third party indemnity arrangements (as defined in section 234 of the Companies Act 2006) were in force for the benefit of the Directors of the Company during the year and remain in place at the date of approval of this report.

Disclosure of information to auditors

So far as each of the Directors is aware, there is no relevant audit information (as defined in the Companies Act 2006) of which the Company's auditors are unaware, and each of the Directors has taken all the steps that he ought to have taken as a Director to make himself aware of any relevant audit information (as defined) and to establish that the Company's auditors are aware of that information.

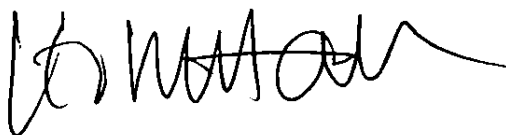
This confirmation is given and should be interpreted in accordance with the provisions of section 418(2) of the Companies Act 2006.

SOUTH GLASGOW RETAIL PARK LIMITED

Re-appointment of auditors

In accordance with section 487 of the Companies Act 2006, the Company's auditors, Ernst & Young LLP, will be deemed to have been re-appointed at the end of the period of 28 days following circulation of copies of these financial statements as no notice has been received from members pursuant to section 488 of the Companies Act 2006 prior to the end of the accounting reference period to which these financial statements relate.

On behalf of the Board

A handwritten signature in black ink, appearing to read 'L Nuttall', with a stylized, flowing script.

L Nuttall
For and on behalf of Pearl Group Secretariat Services Limited
Company Secretary

20 September 2012

Statement of Directors' responsibilities

The Directors are responsible for preparing the Directors' Report and the Company financial statements ("the financial statements") in accordance with applicable United Kingdom law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under the law the Directors have elected to prepare those statements in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union. Under company law, the Directors must not approve the financial statements unless they are satisfied that they present fairly the financial performance, financial position and cash flows of the Company for the accounting period. A fair presentation of the financial statements in accordance with IFRS requires the Directors to:

- select suitable accounting policies in accordance with IAS 8: *Accounting Policies, Changes in Accounting Estimates and Errors* and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRS is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the Company's financial position and financial performance;
- state that the Company has complied with applicable IFRSs, subject to any material departures disclosed and explained in the 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 are 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. They are also responsible for safeguarding the assets of the Company and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent auditors' report to the members of South Glasgow Retail Park Limited

We have audited the financial statements of South Glasgow Retail Park Limited for the year ended 31 December 2011 which comprise the statement of comprehensive income, the statement of financial position, the statement of cash flows, the statement of changes in equity and the related notes 1 to 16. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards as adopted by the European Union ("IFRS").

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Directors and auditor

As explained more fully in the Statement of Directors' Responsibilities set out on page 4, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' report and financial statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2011 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRS as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



Benjamin Gregory (Senior Statutory Auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor

London

2 September 2012

SOUTH GLASGOW RETAIL PARK LIMITED

Statement of comprehensive income
for the year ended 31 December 2011

	Notes	2011 £	2010 £
Interest income	6	49,953	49,732
Profit for the year before tax		49,953	49,732
Tax charge	7	(13,237)	(13,925)
Profit for the year attributable to owners		36,716	35,807
Other comprehensive income		-	-
Total comprehensive income for the year attributable to owners		36,716	35,807

SOUTH GLASGOW RETAIL PARK LIMITED

Statement of financial position as at 31 December 2011

	Notes	As at 31 December 2011 £	As at 31 December 2010 £
Equity attributable to owners			
Share capital	8	1,100,000	1,100,000
Share premium		23,400,001	23,400,001
Retained earnings		(14,559,428)	(14,596,144)
Total equity		9,940,573	9,903,857
Current liabilities			
Other payables	9	78,745	65,510
Total liabilities		78,745	65,510
Total equity and liabilities		10,019,318	9,969,367
Current assets			
Other receivables	10	10,019,318	9,963,361
Cash and cash equivalents	11	-	6,006
Total current assets		10,019,318	9,969,367
Total assets		10,019,318	9,969,367

On behalf of the Board



A Moss
Director
20 September 2012

SOUTH GLASGOW RETAIL PARK LIMITED

Statement of cash flows
for the year ended 31 December 2011

	Notes	2011 £	2010 £
Cash flows from operating activities			
Cash (absorbed)/generated by operations	12	(6,006)	40
Net cash flows from operating activities		<u>(6,006)</u>	<u>40</u>
Net (decrease)/increase in cash and cash equivalents		<u>(6,006)</u>	<u>40</u>
Cash and cash equivalents at the beginning of the year		6,006	5,966
Cash and cash equivalents at the end of the year	11	<u>-</u>	<u>6,006</u>

SOUTH GLASGOW RETAIL PARK LIMITED

Statement of changes in equity for the year ended 31 December 2011

	Share capital (note 8) £	Share premium £	Retained earnings £	Total £
At 1 January 2011	1,100,000	23,400,001	(14,596,144)	9,903,857
Profit for the year	-	-	36,716	36,716
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	-	-	36,716	36,716
At 31 December 2011	1,100,000	23,400,001	(14,559,428)	9,940,573

Of the above, £nil (2010: £nil) of retained earnings is considered distributable.

	Share capital (note 8) £	Share premium £	Retained earnings £	Total £
At 1 January 2010	1,100,000	23,400,001	(14,631,951)	9,868,050
Profit for the year	-	-	35,807	35,807
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	-	-	35,807	35,807
At 31 December 2010	1,100,000	23,400,001	(14,596,144)	9,903,857

Notes to the financial statements

1. Accounting policies

(a) Basis of preparation

The financial statements have been prepared on a historical cost basis.

It is the intention of the Directors to liquidate the Company. The Directors therefore consider that the Company is no longer a going concern and have accordingly drawn up the accounts on the basis of the realisable value of assets and liabilities. Recording assets and liabilities at net realisable values has had no impact on the results for the year or balance sheet values at 31 December 2011 or 31 December 2010.

Statement of compliance

The financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union ("IFRS").

The financial statements are presented in sterling (£) rounded to the nearest £.

Assets and liabilities are offset and the net amount reported in the statement of financial position only when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liability simultaneously. Income and expenses are not offset in the statement of comprehensive income unless required or permitted by an international financial reporting standard or interpretation, as specifically disclosed in the accounting policies of the Company.

(b) Income tax

Income tax comprises current and deferred tax. Income tax is recognised in the statement of comprehensive income except to the extent that it relates to items recognised in the statement of changes in equity, in which case it is recognised in this statement.

Current tax is the expected tax payable on the taxable income for the year, using tax rates and laws enacted or substantively enacted at the date of the statement of financial position together with adjustments to tax payable in respect of previous years.

Deferred tax is provided for on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not provided in respect of temporary differences arising from the initial recognition of goodwill and the initial recognition of assets or liabilities in a transaction that is not a business combination and that, at the time of the transaction, affects neither accounting nor taxable profit. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates and laws enacted or substantively enacted at the period end.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(c) Cash and cash equivalents

Cash and cash equivalents comprise bank balances and short-term deposits with an original maturity term of three months or less at the date of placement.

(d) Income recognition

Interest income is recognised in the income statement as it accrues using the effective interest method.

(e) Share capital

The Company has issued ordinary shares which are classified as equity.

(f) Events after the reporting period

The financial statements are adjusted to reflect significant events that have a material effect on the financial results and that have occurred between the period end and the date when the financial statements are authorised for issue, provided they give evidence of conditions that existed at the period end. Events that are indicative of conditions that arise after the period end that do not result in an adjustment to the financial statements are disclosed.

2. Financial information

The financial statements for the year ended 31 December 2011, set out on pages 6 to 14, were authorised by the Board of Directors for issue on 20 September 2012.

In preparing the financial statements the Company has adopted the following standards, interpretations and amendments which have been issued by the International Accounting Standards Board ("IASB") and have been adopted for use by the EU. None of these have a material effect on the results of the Company.

- Annual improvements 2010. This makes a number of minor improvements to existing standards and interpretations.

The IASB has issued the following standards, interpretations and amendments which, subject to adoption for use by the EU, apply from the dates shown. The Company has decided not to early adopt any of these standards, interpretations or amendments where this is permitted. The impact on the Company of adopting them is subject to evaluation:

- IFRS 9 *Financial Instruments* (2013). These are the first two parts of a replacement standard for IAS 39 *Financial Instruments: Recognition and Measurement* and deals with the classification and measurement of financial assets and financial liabilities, including some hybrid contracts.
- IFRS 13 *Fair Value Measurement* (2013) defines fair value and sets out in a single IFRS a framework for measuring fair value.
- IAS 27 *Separate Financial Statements* (Revised). IAS 27 now only deals with the requirements for separate financial statements, which have been carried over largely unamended from IAS 27 *Consolidated and Separate Financial Statements*. Requirements for consolidated financial statements are now contained in IFRS 10 *Consolidated Financial Statements*.

In addition, the following standards, interpretations and amendments have been issued but are not currently relevant to the Company:

- IFRS 10 *Consolidated Financial Statements* (2013) provides a single consolidation model that identifies control as the basis for consolidation for all types of entities.
- Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters (Amendments to IFRS 1) (2012).
- IFRIC 20 *Stripping Costs in the Production Phase of a Surface Mine* (2013).
- Deferred tax: Recovery of Underlying Assets (Amendments to IAS 12) (2012).
- Disclosure – Transfer of Financial Assets (Amendments to IFRS 7) (2012).
- IFRS 11 *Joint Arrangements* (2013).
- IFRS 12 *Disclosure of Interests in Other Entities* (2013).
- Presentation of Items of Other Comprehensive Income (Amendments to IAS 1) (2013).
- IAS 19 *Employee Benefits* (Amendment) (2013).
- IAS 28 *Investments in Associates and Joint Ventures* (Revised).
- IAS 32 *Financial Instruments: Presentation* (Amendment). The amendment alters the definition of a financial liability in IAS 32 to enable entities to classify rights issues and certain options or warrants as equity instruments.
- IFRIC 14 *Prepayments of a Minimum Funding Requirement* (Amendment). The amendment permits a prepayment of future service costs in accordance with a minimum funding requirement to be recognised as a pension asset.
- IFRIC 19 *Extinguishing Financial Liabilities with Equity Instruments*. Addresses the accounting by an entity when the terms of a financial liability are renegotiated and result in its equity instruments being issued to extinguish all or part of the financial liability.

3. Employee information

The Company has no employees. Services are provided by Pearl Group Management Services Limited.

4. Directors' remuneration

The Directors are employed by Pearl Group Management Services Limited. The Directors received no remuneration in respect of their services to the Company (2010: £nil).

SOUTH GLASGOW RETAIL PARK LIMITED

5. Auditors' remuneration

The remuneration of the auditors of the Company, including their associates, for auditing these financial statements was £5,611 (2010: £6,920). These audit fees have been borne by another Group company.

6. Interest income

	2011 £	2010 £
Bank interest	12	40
Interest received from parent	49,941	49,692
	<u>49,953</u>	<u>49,732</u>

7. Tax charge

Current year tax charge

	2011 £	2010 £
Current tax:		
UK Corporation tax	13,237	13,925
Total tax charge	<u>13,237</u>	<u>13,925</u>

UK Corporation tax for the current period is equal (2010: equal) to the standard UK corporation tax rate of 26.5% (2010: 28%).

8. Share capital

	2011 £	2010 £
Issued and fully paid:		
1,085,000 (2010: 1,085,000) A ordinary shares of £1 each	1,085,000	1,085,000
15,000 (2010: 15,000) B ordinary shares of £1 each	15,000	15,000
	<u>1,100,000</u>	<u>1,100,000</u>

The Company's Articles of Association contain a restriction on the number of shares that may be allotted.

There are no differences in rights between class A and class B ordinary shares. The holders of the ordinary shares are entitled to one vote per share on matters to be voted on by owners and to receive such dividends, if any, as may be declared by the Board of Directors in its discretion out of legally available profits.

9. Other payables

	2011 £	2010 £
Amounts due to fellow subsidiaries	78,745	65,510
Amount due for settlement after 12 months	<u>-</u>	<u>-</u>

SOUTH GLASGOW RETAIL PARK LIMITED

10. Other receivables

	2011 £	2010 £
Loan due from parent	10,013,302	9,963,361
Other amounts due from parent	6,016	-
	<u>10,019,318</u>	<u>9,963,361</u>
Amount recoverable after 12 months	<u>-</u>	<u>-</u>

The loan due from the Company's parent, Phoenix Life Limited, accrues interest monthly on a compound basis at UK Bank base rate and is repayable on demand.

The carrying amount of other receivables approximates to their fair values.

11. Cash and cash equivalents

	2011 £	2010 £
Bank and cash balances	<u>-</u>	<u>6,006</u>

The carrying amounts approximate to fair value at the period end.

12. Cash flows

Cash flows from operating activities

	2011 £	2010 £
Profit for the year before tax	49,953	49,732
Change in operating assets and liabilities		
Increase in other receivables	(55,959)	(49,692)
Cash (absorbed)/generated by operations	<u>(6,006)</u>	<u>40</u>

13. Capital management

The Company's capital comprises of share capital and all reserves. At 31 December 2011, total capital was £9,940,573 (2010: £9,903,857). Information on the movements in capital is set out in the statement of changes in equity.

There are no externally imposed capital requirements on the Company. The Company's capital is monitored by the Directors and managed on an on-going basis.

14. Risk management

The principal risks and uncertainties facing the Company are credit risk and liquidity risk.

The Company has exposure to these types of risk as a result of normal business activities, specifically:

- the risk arising from the failure of a group entity to make payments to the Company as and when they fall due (credit risk);
- the risk arising from counterparty default in relation to bank deposits held (credit risk); and
- the Company's inability to meet short-term cash flow requirements (liquidity risk).

The Company's exposure to these risks is monitored by the Directors, who agree policies for managing each of these risks on an ongoing basis.

SOUTH GLASGOW RETAIL PARK LIMITED

15. Related party transactions

The Company enters into transactions with related parties in its normal course of business. These are at arm's length on normal commercial terms.

In the year ended 31 December 2011 the Company received interest on a loan to its parent of £49,941 (2010: £49,692).

Amounts due to related parties

	2011 £	2010 £
Amounts due to fellow subsidiaries	<u>78,745</u>	<u>65,510</u>

Amounts due from related parties

	2011 £	2010 £
Loan due from parent	10,013,302	9,963,361
Other amounts due from parent	<u>6,016</u>	<u>-</u>

Key management compensation

The total compensation payable to employees classified as key management, which comprises the Directors, is disclosed in note 4.

During the year to 31 December 2011, key management and other family members had no other transactions with the Company.

Parent and ultimate parent entity

Information on the Company's parent and ultimate parent is given in note 16.

16 Other information

The Company's principal place of business is the United Kingdom. The Company's immediate parent is Phoenix Life Limited and its ultimate parent is Phoenix Group Holdings, a company incorporated in the Cayman Islands and resident in Jersey. A copy of the financial statements of Phoenix Group Holdings can be obtained from the Company Secretary, 1st Floor, 32 Commercial Street, St. Helier, Jersey, JE2 3RU.