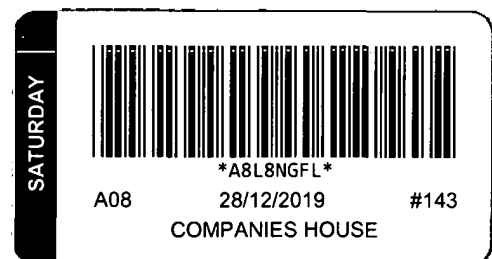


UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED



31 MARCH 2019

REPORTS AND FINANCIAL STATEMENTS

COMPANY REGISTRATION NUMBER: 02451879

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

The directors present the strategic report, their report and the financial statements for Uxbridge Business Park Management Limited ("the Company") for the year ended 31 March 2019.

STRATEGIC REPORT

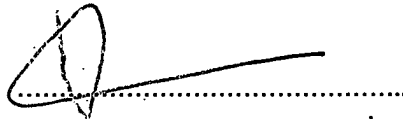
The principal activity of the Company is the management of the site at Cowley Business Park, Cowley, Uxbridge, Middlesex.

During the year there has been a decrease in expenses, resulting in a matching decrease in turnover. During the year and the previous year, the Company made neither a profit nor a loss.

Given the nature of the business, the Company's directors are of the opinion that no additional key performance indicators are necessary for an understanding of the development, performance and position of the business other than the performance and position shown in the statement of comprehensive income and statement of financial position on pages 4 and 5.

By order of the Board

Director

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line, positioned over a dotted line.

Name: D Thompson

Date: 19 December 2019

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

DIRECTORS' REPORT

DIVIDENDS

The Company is not permitted under its Memorandum and Articles of Association to make distributions by way of a dividend.

DIRECTORS

The directors who served during the year and up to the date of signing the financial statements were:

P M Warren
D Thompson
A J Branch
J Oestreicher (appointed 1st July 2019)

REGISTERED OFFICE

Cannon Place
78 Cannon Street
London
EC4N 6AF

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

DIRECTORS' REPORT (CONTINUED)

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The following statement sets out the responsibilities of the directors in relation to the financial statements of the Company.

The directors are responsible for preparing the Strategic Report, Directors' 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 elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland. 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:

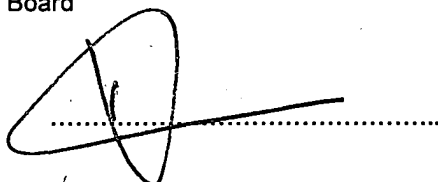
- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;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

The directors consider that they have pursued the actions necessary to meet their responsibilities as set out in this statement.

By order of the Board

Director

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

Name: D Thompson

Date: 19 December 2019

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

STATEMENT OF COMPREHENSIVE INCOME For the year ended 31 March 2019

	Note	2019 £	2018 £
Turnover	1	71,476	65,971
Gross profit		71,476	65,971
Administrative expenses		(71,476)	(65,971)
Result for the financial year		-	-

The Company has no recognised gains or losses in either year other than the result stated above, therefore no statement of total recognised gains and losses has been prepared.

There are no material differences between the result on ordinary activities before taxation and the result for the financial years stated above and their historical cost equivalents.

All amounts above are in respect of continuing operations.

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

STATEMENT OF FINANCIAL POSITION As at 31 March 2019

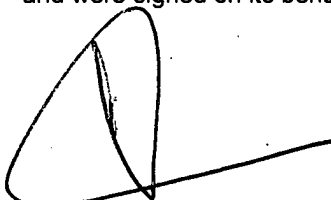
	Note	2019 £	2018 £
CURRENT ASSETS			
Debtors: amounts falling due within one year	3	68,344	92,748
Cash at bank and in hand		30,115	174
		<hr/>	<hr/>
		98,458	92,922
CREDITORS: amounts falling due within one year	4	(53,905)	(48,369)
		<hr/>	<hr/>
NET CURRENT ASSETS		44,553	44,553
Provision for liabilities and charges	5	(44,451)	(44,451)
		<hr/>	<hr/>
TOTAL ASSETS		102	102
CAPITAL AND RESERVES			
Called up share capital	6	102	102
		<hr/>	<hr/>
TOTAL SHAREHOLDERS' FUNDS		102	102
		<hr/>	<hr/>

For the year ended 31 March 2019, the Company was entitled to an exemption from the obligation to have the financial statements audited under section 480 of the Companies Act 2006 ("the Act").

No member has required the Company to obtain an audit of the financial statements for the year ended 31 March 2019 in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements on pages 4 to 8 were prepared by the board of directors on 19 December 2019 and were signed on its behalf by:



D Thompson
Director

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2019

1. ACCOUNTING POLICIES

Basis of Presentation

The financial statements have been prepared on the going concern basis, under the historical cost convention and in accordance with the Companies Act 2006 and applicable United Kingdom accounting standards.

These financial statements were prepared for the first time in accordance with Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102") as issued in August 2014. The amendments to FRS 102 issued in July 2015 and effective immediately have been applied. The presentation currency of these financial statements is sterling.

The accounting policies set out in this note have been applied in preparing the financial statements for the year ended 31 March 2019 and the comparative information presented in these financial statements for the year ended 31 March 2018.

The transition to FRS 102 from old UK GAAP didn't affect the Company's reported financial position and financial performance.

The accounting policies have been consistently applied to all years presented.

Cash Flow Statement

The Company is exempt from the requirement to produce a cash flow statement under Financial Reporting Standard ("FRS") 1 (Revised 1996) 'Cashflow Statements', as it qualifies as 'small' under the Companies Act 2006.

Turnover

Turnover comprises the contributions receivable for the management of Cowley Business Park, Cowley, Uxbridge.

Administrative expenses

Administrative expenses consist of costs associated with the management of Cowley Business Park, Cowley, Uxbridge and are recognised on an accruals basis.

2. DIRECTORS' REMUNERATION

The remuneration of the directors for services to the Company as directors during the year was £nil (2018: £nil).

No advances or credits granted to any director subsisted during the year. Also, no guarantees on behalf of any director subsisted during the year.

3. DEBTORS

	2019 £	2018 £
Trade debtors	44,836	69,240
Other debtors	23,508	23,508
	<hr/>	<hr/>
	68,344	92,748
	<hr/>	<hr/>

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 March 2019

4. CREDITORS

	2019 £	2018 £
Trade creditors	445	9,585
Other creditors	54,351	38,784
	<hr/>	<hr/>
	53,905	48,369
	<hr/>	<hr/>

6. PROVISION FOR LIABILITIES AND CHARGES

	2019 £	2018 £
Maintenance provision	44,451	44,451
	<hr/>	<hr/>
	44,451	44,451
	<hr/>	<hr/>

6. CALLED UP SHARE CAPITAL

	2019 £	2018 £
Authorised: 1,000 (2018: 1,000) ordinary shares of £1 each	1,000	1,000
	<hr/>	<hr/>
Allotted and fully paid: 102 (2018: 102) ordinary shares of £1 each	102	102
	<hr/>	<hr/>

UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS **For the year ended 31 March 2019**

7. RELATED PARTY TRANSACTIONS

No contract of significance existed at any time during the year in which a director or key manager was materially interested or which requires disclosure as a related party transaction as defined under FRS8.

8. ULTIMATE HOLDING COMPANY

In the opinion of the directors, the Company has no controlling party, as no individual shareholder has control of more than 50% of the share capital of the Company.