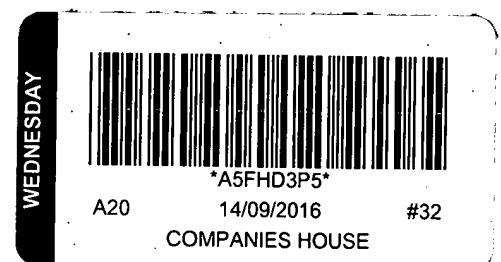


REGISTERED NUMBER: 06332579 (England and Wales)

**Report of the Directors and
Unaudited Financial Statements for the Year Ended 5 April 2016
for
ACADEMY GARDENS LIMITED**

Hodgson Hickie
Chartered Accountants
4 Dovedale Studios
465 Battersea Park Road
London SW11 4LR



**Contents of the Financial Statements
for the Year Ended 5 April 2016**

	Page
Company Information	1
Report of the Directors	2
Balance Sheet and Profit and Loss Account	3
Notes to the Financial Statements	4
Chartered Accountant's Report	5

ACADEMY GARDENS LIMITED

**Company Information
for the Year Ended 5 April 2016**

DIRECTORS: The Phillimores Management Limited
P M Raphael

SECRETARY: Temple Secretarial Limited

REGISTERED OFFICE: 16 Old Bailey
London
EC4M 7EG

REGISTERED NUMBER: 06332579 (England and Wales)

ACCOUNTANT: Hodgson Hickie
Chartered Accountants
4 Dovedale Studios
465 Battersea Park Road
London SW11 4LR

SOLICITORS: Withers LLP
16 Old Bailey
London, EC4M 7EG

**Report of the Directors
for the Year Ended 5 April 2016**

The directors present their report with the financial statements of the company for the year ended 5 April 2016.

The company acts as nominee to hold the Freehold Title and the Lease at Academy Gardens, Duchess of Bedford's Walk, London. It acts in this capacity for the Participating Tenants in the proportion that represents their respective Acquisition shares.

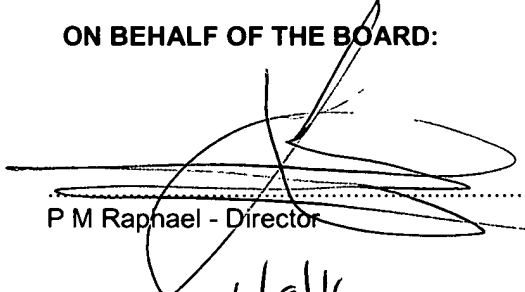
DIRECTORS

The directors shown below have held office during the whole of the period from 6 April 2015 to the date of this report.

The Phillimores Management Limited
P M Raphael

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:


P M Raphael - Director

Date: 4/9/16

ACADEMY GARDENS LIMITED (REGISTERED NUMBER: 06332579)

**Balance Sheet
5 April 2016**

	Notes	5.4.16 £	5.4.15 £
CURRENT ASSETS			
Debtors	2	<u>81</u>	<u>81</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u><u>81</u></u>	<u><u>81</u></u>
CAPITAL AND RESERVES			
Called up share capital	3	<u>81</u>	<u>81</u>
SHAREHOLDERS' FUNDS		<u><u>81</u></u>	<u><u>81</u></u>

The company is entitled to exemption from audit under Section 480 of the Companies Act 2006 for the year ended 5 April 2016.

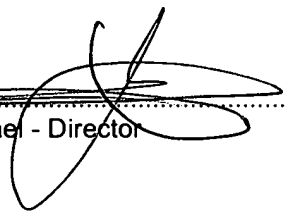
The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the Board of Directors on 4/8/16 and were signed on its behalf by:


P M Raphael - Director

**Profit and Loss Account
for the Year Ended 5 April 2016**

During the financial year and the preceding financial year the company has not traded and has received no income and incurred no expenditure. Consequently, during those periods the company has made neither a surplus nor a deficit.

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 5 April 2016

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The company was dormant throughout the current year and previous year.

2. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	5.4.16	5.4.15
	£	£
Other debtors	<u>81</u>	<u>81</u>

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	5.4.16	5.4.15
			£	£
8,066	Ordinary	0.01	<u>81</u>	<u>81</u>

**Chartered Accountant's Report to the Board of Directors
on the Unaudited Financial Statements of
Academy Gardens Limited**

In order to assist you to fulfil your duties under the Companies Act 2006, I have prepared for your approval the financial statements of Academy Gardens Limited for the year ended 5 April 2016 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given me.

As a practising member of the Institute of Chartered Accountants in England and Wales (ICAEW), I am subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of Academy Gardens Limited, as a body, in accordance with my terms of engagement. My work has been undertaken solely to prepare for your approval the financial statements of Academy Gardens Limited and state those matters that I have agreed to state to the Board of Directors of Academy Gardens Limited, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for my work or for this report.

It is your duty to ensure that Academy Gardens Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Academy Gardens Limited. You consider that Academy Gardens Limited is exempt from the statutory audit requirement for the year.

I have not been instructed to carry out an audit or a review of the financial statements of Academy Gardens Limited. For this reason, I have not verified the accuracy or completeness of the accounting records or information and explanations you have given to me and I do not, therefore, express any opinion on the statutory financial statements.

Hodgson Hickie
Chartered Accountants
4 Dovedale Studios
465 Battersea Park Road
London SW11 4LR



Date: 9/9/16