

Registration number: 02910567

Property Portfolio (No 14) Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 30 September 2018



Property Portfolio (No 14) Limited

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Property Portfolio (No 14) Limited

Company Information

Director	G Forsyth
Registered office	5th Floor Festival House Jessop Avenue Cheltenham Gloucestershire GL50 3SH

Property Portfolio (No 14) Limited

Director's Report for the Year Ended 30 September 2018

The Director presents his report and the financial statements for the year ended 30 September 2018.

The company has been dormant, as defined in section 1169 of the Companies Act 2006, throughout the current year and prior year. It is anticipated that the company will remain dormant for the foreseeable future.

Directors of the Company

The directors who held office during the year were as follows:

S J Bayliss (appointed 13 October 2017 and resigned 23 September 2019)

S Reents (resigned 24 October 2017)

The following director was appointed after the year end:

G Forsyth (appointed 23 September 2019)

Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

A strategic report has not been prepared, taking advantage of the exemption in s414B of the Companies Act 2006.

Approved by the Board on 23 December 2019 and signed on its behalf by:


.....
G Forsyth
Director

Property Portfolio (No 14) Limited
(Registration number: 02910567)
Balance Sheet as at 30 September 2018

	Note	2018 £	2017 £
Creditors: Amounts falling due within one year	3	<u>(3,647,000)</u>	<u>(3,647,000)</u>
Capital and reserves			
Called up share capital	4	2	2
Profit and loss account		<u>(3,647,002)</u>	<u>(3,647,002)</u>
Total equity		<u>(3,647,000)</u>	<u>(3,647,000)</u>

For the financial year ending 30 September 2018 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved and authorised by the director on 23 December 2019

.....

G Forsyth
Director

Property Portfolio (No 14) Limited

Notes to the Financial Statements for the Year Ended 30 September 2018

1 General information

The company is a private company limited by share capital incorporated in England & Wales.

The address of its registered office is:

5th Floor Festival House

Jessop Avenue

Cheltenham

Gloucestershire

GL50 3SH

United Kingdom

These financial statements were authorised for issue by the director on 23 December 2019.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Basis of preparation

These financial statements have been prepared using the historical cost convention.

3 Creditors

	2018	2017
	£	£
Due within one year		
Amounts due to related parties	<u>3,647,000</u>	<u>3,647,000</u>

Property Portfolio (No 14) Limited

Notes to the Financial Statements for the Year Ended 30 September 2018 (continued)

4 Share capital

Allotted, called up and fully paid shares

	2018		2017	
	No.	£	No.	£
Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

5 Obligations under leases and hire purchase contracts

Operating leases

The total of future minimum lease payments is as follows:

	2018	2017
	£	£
Not later than one year	1,965,316	2,399,036
Later than one year and not later than five years	3,419,318	7,843,431
Later than five years	<u>-</u>	<u>2,120,458</u>
	<u>5,384,634</u>	<u>12,362,925</u>

6 Parent and ultimate parent undertaking

The company's immediate parent is Property Portfolio (No 17) Limited, incorporated in England & Wales.

The ultimate parent is Steinhoff International Holdings N.V., incorporated in The Netherlands.

The most senior parent entity producing publicly available financial statements is Steinhoff International Holdings N.V.. These financial statements are available upon request from www.steinhoffinternational.com.

Relationship between entity and parents

The parent of the largest and smallest group in which these financial statements are consolidated is Steinhoff International Holdings N.V., incorporated in The Netherlands.

The registered office of Steinhoff International Holdings N.V. is:

Building B2
Vineyard Office Park
Cnr Adam Tas & Devon Valley Road
Stellenbosch 7600
South Africa