

Registered number: 09900670

GGF Property Limited

Directors' Report and Financial Statements

For the 13 month period ended 31 December 2016



GGF Property Limited

Company Information

Directors

A M Smith (appointed 21 August 2017)
J Agnew (appointed 21 August 2017)

Company secretary

A G Morgan

Registered number

09900670

Registered office

40 Rushworth Street
London
England
SE1 0RB

Independent auditor

Kreston Reeves LLP
Statutory Auditor & Chartered Accountants
Third Floor
24 Chiswell Street
London
EC1Y 4YX

GGF Property Limited

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GGF Property Limited

Directors' Report

For the 13 month period ended 31 December 2016

The directors present their report and the financial statements for the 13 month period that commenced on incorporation of the company on 3 December 2015 and ended 31 December 2016.

Directors

The directors who served during the period were:

N D Rees (appointed 3 December 2015, resigned 21 August 2017)

B G Baker (appointed 24 March 2017, resigned 21 August 2017)

Disclosure of information to auditor

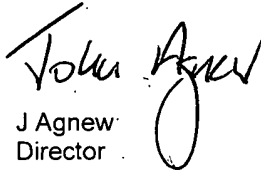
Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

Under section 487(2) of the Companies Act 2006, Kreston Reeves LLP will be deemed to have been reappointed as auditor 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

This report was approved by the board on 31 August 2017 and signed on its behalf.


J Agnew
Director

GGF Property Limited

Directors' Responsibilities Statement For the 13 month period ended 31 December 2016

The directors are responsible for preparing the 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 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 for the company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 to 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 are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements and other information included in directors' reports may differ from legislation in other jurisdictions.

GGF Property Limited

Independent Auditor's Report to the Shareholders of GGF Property Limited

We have audited the financial statements of GGF Property Limited for the period ended 31 December 2016, set out on pages 5 to 8. The relevant financial reporting framework that has been applied in their preparation is applicable law and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 directors' responsibilities statement on page 2, 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 Financial Reporting Council'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 to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. 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 2016 and of its result for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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, based on the work undertaken in the course of the audit, the information given in the directors' report for the financial period for which the financial statements are prepared is consistent with those financial statements and this report has been prepared in accordance with applicable legal requirements.

GGF Property Limited

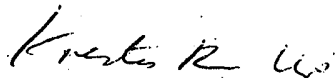
Independent Auditor's Report to the Shareholders of GGF Property Limited (continued)

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies' exemption from the requirement to prepare a strategic report.



Allan Pinner FCCA (senior statutory auditor)

for and on behalf of
Kreston Reeves LLP

Statutory Auditor
Chartered Accountants

London

31 August 2017

GGF Property Limited

**Statement of Comprehensive Income
For the 13 month period ended 31 December 2016**

There were no transactions in the period that have resulted in any gains or losses being recognised in the statement of comprehensive income.

There was no other comprehensive income.

The notes on pages 7 to 8 form part of these financial statements.

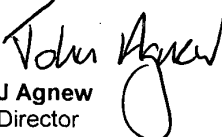
GGF Property Limited
Registered number: 09900670

Balance Sheet
As at 31 December 2016

	Note	2016 £
Current assets		
Debtors: amounts falling due within one year	3	7,500
Creditors: amounts falling due within one year	4	(7,498)
Net current assets		<u>2</u>
Net assets		<u><u>2</u></u>
Capital and reserves		
Called up share capital		<u>2</u>
		<u><u>2</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 31 August 2017.


J Agnew
Director

The notes on pages 7 to 8 form part of these financial statements.

GGF Property Limited

Notes to the Financial Statements For the 13 month period ended 31 December 2016

1. General information

GGF Property Limited is a limited liability company incorporated in England.

The address of the company's principal place of business is 40 Rushworth Street, London, SE1 0RB.

The principal activity of the company is a property holding company.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company accounting policies.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

The following principal accounting policies have been applied:

2.2 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.3 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3. Debtors

	2016 £
Prepayments and accrued income	7,500
	<u>7,500</u>

4. Creditors: Amounts falling due within one year

	2016 £
Amounts owed to group undertakings	7,498
	<u>7,498</u>

GGF Property Limited

Notes to the Financial Statements For the 13 month period ended 31 December 2016

5. Related party transactions

All related party transactions during the current and prior periods were made under normal market conditions.

6. Controlling party

As at 31 December 2016, the company was a wholly owned subsidiary undertaking of Glass and Glazing Federation, a company incorporated in England.

Glass and Glazing Federation is the company's ultimate parent undertaking and is the smallest and largest group for which consolidated financial statements are prepared. Copies of the consolidated financial statements are publicly available from the Registrar of Companies.

The parent company is controlled by its directors.