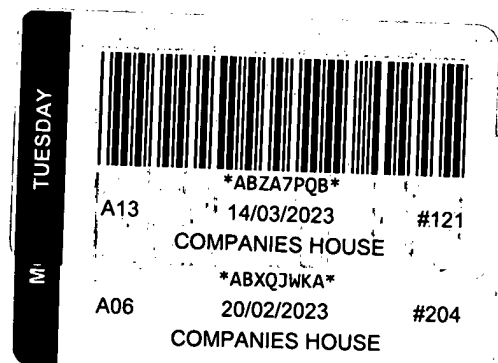


COMPANY REGISTRATION NUMBER: 13650708

WATKIN RD NOM1 LIMITED
FINANCIAL STATEMENTS
30 JUNE 2022



WATKIN RD NOM1 LIMITED

FINANCIAL STATEMENTS

PERIOD FROM 29 SEPTEMBER 2021 TO 30 JUNE 2022

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WATKIN RD NOM1 LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

PERIOD FROM 29 SEPTEMBER 2021 TO 30 JUNE 2022

THE BOARD OF DIRECTORS

Mr A Cagney
Mr S Hannah

REGISTERED OFFICE

Vertex
2nd Floor
1 Tabley Court
Victoria Street
Altrincham
WA14 1EZ

WATKIN RD NOM1 LIMITED

DIRECTORS' REPORT

PERIOD FROM 29 SEPTEMBER 2021 TO 30 JUNE 2022

The Directors present their annual report and the audited financial statements of Watkin Rd Nom1 Limited ("the Company") for the period ended 30 June 2022.

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006. They have also taken advantage of the exemptions provided by section 414B of the Companies Act 2006 in not preparing a Strategic Report.

PRINCIPAL ACTIVITY

The Company acts as a nominee and acquires and holds the legal title of properties on trust for fellow group companies and entities.

INCORPORATION

The Company was incorporated on 29 September 2021.

DIRECTORS

The Directors who served the Company during the period and to date were as follows:

Mr A Cagney	(Appointed 29 September 2021)
Mr S Hannah	(Appointed 29 September 2021)

RESULTS

The Company made neither a profit or a loss during the period ending 30 June 2022 and the Directors do not propose a dividend.

POLITICAL CONTRIBUTIONS

The Company made no political donations or incurred any political expenditure during the period.

FUTURE DEVELOPMENTS

The Directors do not anticipate any significant change to the current activity in the foreseeable future.

WATKIN RD NOM1 LIMITED

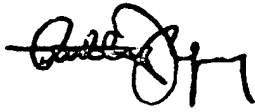
DIRECTORS' REPORT *(continued)*

PERIOD FROM 29 SEPTEMBER 2021 TO 30 JUNE 2022

QUALIFYING THIRD PARTY INDEMNITY PROVISIONS

Qualifying third party indemnity provisions (as defined by section 234 of the Companies Act 2006), commonly known as Directors and Officers insurance, in relation to certain losses and liabilities which the Directors may incur (or have incurred) to third parties in the course of their professional duties were in force for the Directors for the periods of their directorships and at the date of this report.

This report was approved by the Board of Directors on 20 January 2023 and signed on behalf of the Board by:



Mr A Cagney
Director

Vertex
2nd Floor
1 Tabley Court
Victoria Street
Altrincham
WA14 1EZ

20 January 2023

WATKIN RD NOM1 LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2022

	Note	£	30 June 22 £
CURRENT ASSETS			
Debtors		1	
		<u>1</u>	
CREDITORS: Amounts falling due within one year		<u>-</u>	
NET CURRENT ASSETS			<u>1</u>
NET ASSETS			<u>1</u>
CAPITAL AND RESERVES			
Called up share capital	5		1
Profit and loss account			<u>-</u>
SHAREHOLDERS FUNDS			<u>1</u>

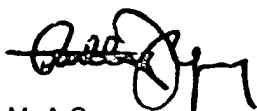
These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

For the period ending 30 June 2022 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its financial statements for the period in question in accordance with section 476;
- The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements were approved by the Board of Directors and authorised for issue on 20 January 2023 and are signed on behalf of the Board by:



Mr A Cagney
Director



Mr S Hannah
Director

Company registration number: 13650708

The notes on pages 6 to 7 form part of these financial statements.

WATKIN RD NOM1 LIMITED

STATEMENT OF CHANGES IN EQUITY

PERIOD FROM 29 SEPTEMBER 2021 TO 30 JUNE 2022

	Called up share capital £	Profit and loss account £	Total £
AT 29 SEPTEMBER 2021	<u>-</u>	<u>-</u>	<u>-</u>
Profit for the period	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>-</u>	<u>-</u>	<u>-</u>
Issue of shares	1	-	1
TOTAL INVESTMENTS BY AND DISTRIBUTIONS TO OWNERS	<u>1</u>	<u>-</u>	<u>-</u>
AT 30 JUNE 2022	<u>1</u>	<u>-</u>	<u>1</u>

The notes on pages 6 to 7 form part of these financial statements.

WATKIN RD NOM1 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

PERIOD FROM 29 SEPTEMBER 2021 TO 30 JUNE 2022

1. STATEMENT OF COMPLIANCE

These financial statements and related notes have been prepared in accordance with Section 1A of FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (UK Accounting Standards Applicable to Smaller Entities).

2. ACCOUNTING POLICIES

General information

Watkin Rd Nom2 Limited (the "Company") acts as a nominee and acquires and holds the legal title of properties on trust for fellow group companies and entities.

The Company is a private company limited by shares and is incorporated in England and Wales. The registered office and principal place of business is disclosed on page 1.

Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention and in compliance with the Companies Act 2006 and Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ("FRS 102").

The financial statements are prepared in sterling (£), which is the functional and presentational currency of the entity.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see below).

A statement of comprehensive income has not been presented in these financial statements as these would show nil amounts for the current period.

The principal accounting policies are summarised below.

Assets held in a nominee capacity

The Company acts as a nominee and acquires and holds legal title of properties on trust for fellow group companies and entities. It therefore, has no beneficial interest in these properties and accordingly they are not shown as assets on the Statement of Financial Position.

Estimates

Preparation of the financial statements involves making certain estimates and applying judgement. All estimates are based on management's knowledge of current facts and circumstances, assumptions based on that knowledge and their predictions of future events and actions.

3. DIRECTORS' EMOLUMENTS

The Company has no employees other than the Directors. The Directors did not receive any emoluments.

WATKIN RD NOM1 LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

PERIOD FROM 29 SEPTEMBER 2021 TO 30 JUNE 2022

4. TAX ON ORDINARY ACTIVITIES

No provision for UK corporation tax or UK income tax is required as the Company did not receive any income during the period.

5. CALLED UP SHARE CAPITAL

Issued, called up and fully paid

	2022	
	No.	£
Ordinary shares of £1 each	<u>1</u>	<u>1</u>

The capital of the Company comprises Share Capital and Retained Earnings. Capital is deployed to meet the Company's investment objective. There are no external capital requirements.

6. RELATED PARTY TRANSACTIONS

The Company is taking advantage of the exemption from disclosing related party transactions with other group companies in accordance with FRS 102 paragraph 1AC.35. There were no other related party transactions with Directors, including Directors fees, or with any other entities or persons.

7. CONTROLLING PARTY

Watkin Rd Nom1 Limited is a wholly owned subsidiary of Dandara Living Watkin Rd GP Limited (a company incorporated in England and Wales).

The parent company of the smallest group for which consolidated accounts are prepared that include the Company is Dandara Living Holdings Limited (formerly Dandara PRS Residential Holdings Limited), a company incorporated in the Isle of Man.

The Directors consider the controlling party to be Dandara Living Holdings Limited (formerly Dandara PRS Residential Holdings Limited), and the ultimate controlling party to be the Tynan Family Trust Co Limited, as trustee of The Tynan Family Trust 1419, an Isle of Man trust set up for the benefit of D Tynan and his family.