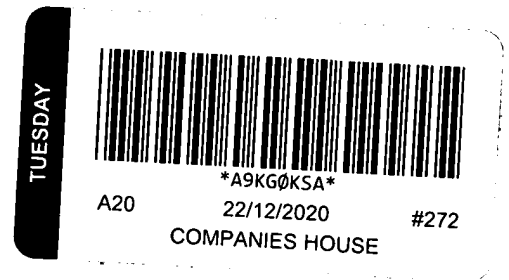


Company Registration No. 04748064 (England and Wales)

REDDINGTON FINANCE LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2020



REDDINGTON FINANCE LIMITED

COMPANY INFORMATION

Directors

John Whittaker
Neil Lees A.C.I.S.
Mark Whittaker M.R.I.C.S.
Steven Underwood A.C.A.
John Schofield A.C.A.

Company secretary

Neil Lees A.C.I.S.

Company number

04748064

Registered office

Peel Dome
Intu Trafford Centre
Traffordcity
Manchester
United Kingdom
M17 8PL

REDDINGTON FINANCE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2020

The directors present their report and unaudited financial statements for the year ended 31 March 2020. The company has been dormant as defined in section 1169 of the Companies Act 2006 throughout the year and preceding financial year. It is anticipated that the company will remain dormant for the foreseeable future. Key performance indicators are not considered necessary for an understanding of the development, performance or position of the business of the company. There are no risks or uncertainties facing the company including those within the context of the use of financial instruments.

Directors

Except where stated, the directors who held office during the financial year and thereafter are:

John Whittaker

Peter Hosker LL.B

(Resigned 19 December 2019)

Neil Lees A.C.I.S.

Mark Whittaker M.R.I.C.S.

Steven Underwood A.C.A

John Schofield A.C.A.

Statement of directors' responsibilities

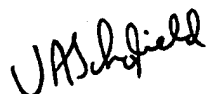
The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

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; 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.

Approved by the Board of Directors and signed on behalf of the Board



John Schofield A.C.A.

Director

13 October 2020

REDDINGTON FINANCE LIMITED

BALANCE SHEET

AS AT 31 MARCH 2020

	Note	2020	2019
		£	£
Current assets			
Debtors	3	2	2
Net current assets		2	2
Net assets		2	2
Capital and reserves			
Called up share capital	4	2	2
Shareholder's funds		2	2

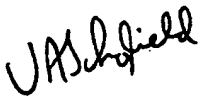
For the financial year ended 31 March 2020 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year 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.

The financial statements of Reddington Finance Limited, company number 04748064 were approved by the board of directors and authorised for issue on 13 October 2020

Signed on its behalf by:



John Schofield A.C.A.
Director

REDDINGTON FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

Company information

Reddington Finance Limited is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales with company registration number 04748064. The registered office is Peel Dome, Intu Trafford Centre, Traffordcity, Manchester, United Kingdom, M17 8PL.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in pounds sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

The company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. The company is consolidated in the financial statements of its divisional holding company, Peel L&P Holdings (UK) Limited (formerly Peel Holdings Land and Property (UK) Limited), which may be obtained at Peel Dome, Intu Trafford Centre, Traffordcity, M17 8PL. Exemptions have been taken in these separate company financial statements in relation to disclosures surrounding financial instruments, presentation of a cash flow statement, related party transactions and remuneration of key management personnel.

1.2 Profit and loss account

The company has not traded during the year or the preceding financial year. During this time the company received no income and incurred no expenditure and therefore no profit and loss account is presented in these financial statements.

2 Employees

There were no employees during the year apart from the directors (2019: none).

The directors of the company were remunerated by Peel Group Management Limited and Peel L&P Group Management Limited or their services to the group as a whole; it is not practicable to allocate their remuneration between their services to group companies.

3 Debtors

	2020	2019
	£	£
Amount due from group undertakings	2	2
	=====	=====

Amounts owed by group undertakings do not carry interest and are repayable on demand.

REDDINGTON FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

4	Called up share capital	2020	2019
		£	£
	Ordinary share capital		
	Allotted, called up and fully paid		
	2 Ordinary shares of £1 each	2	2
		<u>2</u>	<u>2</u>

The company has one class of ordinary shares which carry no right to fixed income.

5 Controlling party

The ultimate holding company in the year ended 31 March 2020 was Tokenhouse Limited, a company incorporated in the Isle of Man. Tokenhouse Limited is controlled by the Billown 1997 Settlement.

The immediate parent company is Reddington Holdings Limited.

The largest group of companies, of which the company is a member, that produces consolidated financial statements is Peel Holdings Group Limited, a company incorporated in the Isle of Man. The registered office is Billown Mansion, Ballasalla, Malew, IM9 3DL, Isle of Man.

The smallest group of companies, of which the company is a member, that produces consolidated financial statements, is Peel Holdings (Land and Property) Limited, a company incorporated in England and Wales. Its group financial statements are available from the Company Secretary, Peel Dome, Intu Trafford Centre, Traffordcity, Manchester, M17 8PL.