

Simpson House 3 Ltd (“the Company”)

Report on the financial position of the Company (pursuant to Statement of Insolvency Practice 6)

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INTRODUCTION

Purpose of report

The purpose of this report is to provide information to the Company's creditors on the Company's financial position, so as to enable them to make an informed decision about the nomination of insolvency practitioners to act as liquidators of the Company.

Assistance provided to the Company and its director's

On 2 September 2024, the Directors of Simpson House 3 Ltd ('the Company'), approached Begbies Traynor (London) LLP of Pearl Assurance House, 319 Ballards Lane, Finchley, London, N12 8LY for advice about the Company's financial position. Begbies Traynor (London) LLP is a professional services firm specialising in insolvency and corporate rescue. The Company ceased to trade on 27 June 2023 at which time it was dissolved via compulsory strike-off before being reinstated to the Registrar of Companies on 19 September 2024 by order of the Court.

The advice culminated in a board resolution on 24 February 2025 that the Company was unable to pay its debts. Notice of the resolutions to wind up and appoint Liquidators being sought by Written Resolution procedure was sent to the Company's shareholder on 26 February 2025. Stephen Katz and Asher Miller, both of Begbies Traynor (London) LLP have signified their consent to act as Liquidators for the purpose of the winding-up. The Director and the proposed liquidators confirm that they are not aware of any prior involvement with the Company or its directors that could reasonably be perceived as presenting a threat to the proposed liquidators' objectivity.

Pursuant to section 100 of the Insolvency Act 1986 ("the Act") and Rule 6.14 of the Insolvency (England and Wales) Rules 2016 ("the Rules"), the directors of the Company are under a duty to seek a decision from the Company's creditors on the nomination of liquidators to act in relation to the Company for the purpose of winding up the Company's affairs and distributing its assets.

The date on which the the directors gave instructions to proceed with seeking the creditors' decision on the nomination of liquidators at a virtual meeting of creditors was 12 November 2024 being the date the signed engagement letter was received. Formal notice convening a Virtual Meeting of creditors was posted on 26 February 2025 and instructions for advertising the Decision by Creditors in the London Gazette were sent out on the same date.

Costs of preparing the Company's statement of affairs and seeking a decision of creditors on the nomination of liquidators

Begbies Traynor (Central) LLP's professional fees for assisting the Company and its the director in preparing the statement of affairs and seeking the creditors' decision on the nomination of liquidators have been fixed at £7,500 plus VAT and expenses. These costs have not yet been paid and approval from creditors is being sought for the payment of the same at the virtual meeting. The sum of £9,000 has been provided by Westminster Management Services Limited, for the purpose of defraying these costs. These costs have been met on the understanding that they are repaid from first realisations ahead of other costs and may be analysed as follows:

Preparation of the statement of affairs	£3,750 for preparing the Statement of Affairs + VAT and disbursements + VAT where applicable
Seeking the creditors' decision on the nomination of liquidators	£3,750 fee for convening meetings of members and creditors & seeking decisions on nomination + VAT

RELEVANT TRADING ACTIVITY AND FINANCIAL HISTORY

Explanation of the causes of the Company's failure

Simpson House 3 Ltd was incorporated in June 2013 and was intended to collect rental payments for a mixed-use property known as Simpson House, 92-100 Stoke Newington Road, London, N16 7XB that included both commercial and residential units. The property was transferred into the Company's accounts in December 2013 from another separate corporate entity within the same group at which point the Company started trading. The Company's primary income stream being generated from residential tenants. The initial director of the Company was Christopher Christou and he was later joined as Director by Lambros Hadjiioannou in 2016. The financing for the Company was provided by a combination of bank loans, the rental incomes of the individual units, and the income derived from activities within the overall group, allowing the Directors to maintain Company operations throughout the trading period.

The property traded successfully between the time of the property's transfer to the point at which the general economy was decimated by the onset of the Covid-19 pandemic in 2020. The ramifications of this continued to affect the real estate sector, which was severely impacted beyond the periods of lockdown. The business model of the Company relied, in the vast majority, on foreign students studying in London and, to a much lesser extent, on individuals from overseas who were based in London for work purposes. As soon as the onset of Covid began, a significant number of these tenants abandoned the units to return to their respective countries for fear of being isolated. As a result, the business experienced severe financial difficulties, primarily due to the non-recovery of debts from tenants and a marked increase in operational expenses.

The property was originally acquired at c£26.1m and was, during the period of trading, revalued in the books of the Company to £42m. At the point that Covid hit, and in the year ended 30 April 2021, the Company had outstanding creditors of primarily bank borrowing of c£17m and intercompany debt of £7.5m.

The Company disposed of its property for £38.795m in early 2022 to another of the group entities at which time it was refinanced and the existing finance was settled which exhausted the surplus shareholders' funds.

Following the dissolution and eventual reinstatement of the Company to the Companies House register the Director sought the professional advice of Begbies Traynor (London) LLP. After extensive discussions and consideration of various options, the difficult decision was made to liquidate Simpson House 3 Ltd.

In conclusion the the director attributes the failure of the Company to the following main reasons:

- The Covid-19 Pandemic leading to a cessation of rental income.
- A significant increase in general operational costs.
- A general downturn in inner city rental properties

Statutory Information in relation to the Company

Company number:	08579416		
Date of incorporation:	21 June 2013		
Principal activity:	Others - Other letting and operating of own or leased real estate		
Previous names:	None		
Registered office:	4th Floor, Charles House, 108-110 Finchley Road, NW3 5JJ		
Registered office (previously):	6th Floor, Charles House, 108-110 Finchley Road, London, NW3 5JJ		
Trading address:	4th Floor, Charles House, 108-110 Finchley Road, London, NW3 5JJ.		
Share capital:	100 ordinary shares of £1 each		
Shareholders and classes of shares held:		<u>Shares held</u>	<u>Share type</u>
	Simpson House 2 Ltd	100	Ordinary
		<u>Appointed</u>	<u>Resigned</u>
Directors (within the past three years):	Lambros Hadiioannou	12 Feb 2016	
	Christopher Christou	21 June 2013	8 Sept 2022
Auditors/Accountants:	Numera Partners LLP (Auditor), 4th Floor, Charles House, 108-110 Finchley Road, NW3 5JJ		
Mortgages and Charges:	A fixed and floating charge granted over the land and property known as 92 - 100 (even numbers) Stoke Newington Road, London in favour of Abbey National Treasury Services PLC (Trading as Santander Corporate Banking)		
Parent company:	Simpson House 2 Ltd		
Associated companies	As listed in Appendix 1		

Extracts from the Company's recent accounts

	<i>Report of the Directors & Financial Statements for year to 30 April 2021</i>	<i>Report of the Directors & Financial Statements for year to 30 April 2020</i>	<i>Report of the Directors & Financial Statements for year to 30 April 2019</i>
	£	£	£
Date of auditor's report	26 Jan 2022	29 Jan 2021	28 Jan 2020
Turnover	1,329,569	1,564,373	1,632,743
Gross profit (loss)	346,775	546,506	2,390,235
Profit (loss) for the financial period	346,775	471,421	2,043,085
Accumulated profits/(losses) at period end	12,180,396	11,833,621	12,062,300
Directors' remuneration	Nil	Nil	Nil
Dividends paid	Nil	Nil	Nil
Fixed Assets	42,071,000	42,071,000	42,045,000
Current Assets	150,413	303,629	206,111
Current Liabilities	(8,507,923)	(8,785,495)	(8,215,920)
Long term Liabilities	(16,838,948)	(17,061,367)	(17,283,785)
Shareholders funds/net assets (net liabilities)	12,180,496	11,833,721	12,062,300

* *The Company was entitled to exemption from an audit under section 249A (1) of the Companies Act 1985 or section 477(1) of the Companies Act 2006. The accounts were prepared in accordance with the special provisions relating to small companies within Part vii of the Companies Act 1985 or Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities*

Statement of affairs of the Company as at 24 February 2025

Simpson House 3 Ltd
Company Registered Number: 08579416

Estimated Statement Of Affairs as at 24 February 2025

	Book Value £	Estimated to Realise £
ASSETS		
Third Party Funds	9,000.00	9,000.00
Cash at Bank	4,350.00	<u>4,350.00</u>
		13,350.00
LIABILITIES		
PREFERENTIAL CREDITORS:-		
		NIL
		<u>13,350.00</u>
2nd PREFERENTIAL CREDITORS:-		
		NIL
		<u>13,350.00</u>
DEBTS SECURED BY FLOATING CHARGES PRE 15 SEPTEMBER 2003		
OTHER PRE 15 SEPTEMBER 2003 FLOATING CHARGE CREDITORS		
		NIL
		<u>13,350.00</u>
Estimated prescribed part of net property where applicable (to carry forward)		
		NIL
		<u>13,350.00</u>
DEBTS SECURED BY FLOATING CHARGES POST 14 SEPTEMBER 2003		
		NIL
		<u>13,350.00</u>
Estimated prescribed part of net property where applicable (brought down)		
		NIL
		<u>13,350.00</u>
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)		
Trade & Expense Creditors	235,319.40	
Intercompany loan	<u>1,040,959.00</u>	
		<u>1,276,278.40</u>
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall in respect of F.C's post 14 September 2003)		
		<u>(1,262,928.40)</u>
		(1,262,928.40)
Issued and called up capital		
Ordinary Shareholders	100.00	
		100.00
TOTAL SURPLUS/(DEFICIENCY)		<u><u>(1,263,028.40)</u></u>

Notes to the statement of affairs

Dissolution and reinstatement

The Company, having ceased trade and believing they did not have further liabilities to any party other than connected inter-company loans, did not submit annual accounts or an annual return for the period to April 2022 and as a result of this non-compliance the Company was struck from the Companies House register. Subsequently a number of tenants appealed to have the Company reinstated as they believed they were owed money but could not make any claims until such time as the Company was reinstated. Following application to the Court, the Company was reinstated as noted above.

Secured Assets

Companies House shows that one fixed and floating charge over the land and property known as 92 - 100 (even numbers) Stoke Newington Road, London was registered against the Company in favour of Abbey National Treasury Services PLC (Trading as Santander Corporate Banking), on 24 December 2013. The Company Director has advised that there is no liability due in respect of the charge.

The Company Director has advised that no further assets remain in the Company. It will upon the duly appointed Liquidators to review the Company's financial position.

Preferential creditors

The claims of the Department for Business, Energy and Industrial Strategy represent employees' estimated claims under The Employment Rights Act 1996 in respect of arrears of pay to a maximum of £800 per employee and holiday pay which are claimed preferentially, and pay in lieu of notice, redundancy pay and arrears of pay in excess of £800 which are unsecured.

The Company had no employees and therefore no employee claims are anticipated.

Secondary preferential creditors

Secondary preferential creditors

The Finance Act 2020 which took effect from 1 December 2020, has given HM Revenue & Customs, ("HMRC") a secondary preferential claim in insolvencies. This secondary preferential status will enable HMRC to be paid in priority to the floating charge holder and the general unsecured creditors in respect of certain taxes owed by the business to HMRC. These taxes include VAT, PAYE, Income Tax, Employee National Insurance Contributions, Student loan deductions and Construction Industry Scheme deductions.

In this case, the Company Director has advised that there is no indebtedness to HMRC.

Estimated prescribed part of net property

Section 176A(1)(a) of the Act requires the liquidators to set aside the prescribed part of the Company's net property for the satisfaction of unsecured debts. "**Net property**" means the amount which would, if it were not for this provision, be available to floating charge holders (i.e. after accounting for preferential debts and the costs of realisation) and if the floating charge was created on or after 15 September 2003. The prescribed part of the Company's Net property is calculated by reference to a sliding scale as follows:

If the charge was created between 15th September 2003 and up to 6th April 2020

- 50% of the first £10,000 of *net property*;
- 20% of *net property* thereafter;
- Up to a maximum amount to be made available of £600,000

Or where the charge was created on or after 6th April 2020

- 50% of the first £10,000 of *net property*;
- 20% of *net property* thereafter;
- Up to a maximum amount to be made available of £800,000

For cases where charges were created both pre and post 6th April 2020, please refer to the following intranet guidance: <https://intranet/compliance/technical-library/?slug=changes-prescribed-part-coming-effect-6-april-2020>

The liquidator will not be required to set aside the prescribed part if:

- a. The net property is less than £10,000 and he thinks that the cost of distributing the prescribed part would be disproportionate to the benefit;
- a. Or if the net property is more than £10,000, if the provision is dis-applied by the court on the application of the liquidator on cost-benefit grounds.

If the floating charge was created before 15 September 2003 there is no net property and, consequently, no prescribed part of net property. In this matter there are no outstanding sums due in respect of the charge registered against the Company and therefore the provisions of the prescribed part will not apply.

Unsecured non-preferential claims

The Company is potentially indebted in the sum of £235,319.40 to nine trade and expense creditors being tenant claims against the Company which it disputes

The Director has advised that £1,040,959 is due to Simpson House 2 Ltd, a company with common directors which was the sole shareholder of the Company. .

Estimated deficiency as regards members

Creditors' claims are subject to agreement by the liquidator and will not be prejudiced by omission from the statement of affairs or by inclusion in a different amount from that claimed.

The estimated total deficiency of £1,263,028.40, including the calculation of the prescribed part (if any), is subject to the costs of winding up for which no provision is made in the statement of affairs.

Material transactions conducted within the previous 12 months other than in the ordinary course of business

Best practice requires disclosure of any material transactions (other than in the ordinary course of business) within the previous 12 months. I am advised by the Director that there have been transactions between companies within the ownership of the parent company as part of an overall restructuring. The details of which and whether this has led to any effect on the Company will be investigated by the duly appointed Liquidators.

Estimated deficiency account (reconciling the position shown by the most recent balance sheet to the deficiency in the statement of affairs)

	£	£
Shareholders reserves brought forward as at 30 April 2021		12,180,496
Less:		
Amounts written off assets for the purpose of preparing the statement of affairs:		
Fixed Assets	<u>0</u>	<u>0</u>
		12,180,496
Amounts arising as a consequence of liquidation		
Other	<u>0</u>	0
Balancing figure, being trading and other (losses)/profit for the period from 1 May 2021 to 24 February 2025		(13,443,524)
Total deficiency as regards the members as per the estimated statement of affairs		<u><u>(1,263,028)</u></u>

As the balancing figure indicated above appears excessive, the Company's financial records have been reviewed to seek an explanation for such a large loss.

The financial records indicate a loss on disposal of the property in 2022 of £2.184m. As the Company ceased trade it released the deferred tax provision of £4.684m as stated in its 2021 financial accounts. The intercompany loan that had been stated as being £7m in the last Company accounts has also reduced to £1m and these three adjustments account for the balancing figure shown.

Dated 24 February 2025



Lambros Hadjioannou
On behalf of the directors

APPENDIX 1 – ASSOCIATED COMPANIES

Lambros Hadjiioannou Appointments

24 HOUR EXCHANGE LIMITED (04929697)
ALACE CHURCH 2 LIMITED (09323124)
ALVERT AVENUE 1 LIMITED (09860742)
ARTE HOTEL LIMITED (09680517)
BARBICAN PLACE LIMITED (07458016)
BEAUCHAMP PLACE ASSETS LIMITED (08579417)
BELL 12 LIMITED (06493827)
BLUE LIVERPOOL 1 LIMITED (10645722)
BLUE LIVERPOOL 2 LIMITED (10649893)
BLUE LIVERPOOL 3 LIMITED (10658346)
BLUE LIVERPOOL LIMITED (07407365)
BLUE MANCHESTER HOTEL LIMITED (16035975)
BLUE MANCHESTER LIMITED (07408603)
BM LIVERPOOL LIMITED (07385698)
BM MANCHESTER 1 LIMITED (11990826)
BM MANCHESTER 2 LIMITED (11993711)
BM MANCHESTER LIMITED (07385695)
CALVERT AVENUE 2 LIMITED (09864745)
CALVERT AVENUE 3 LIMITED (09868764)
CANARY RIVERSIDE ESTATE LIMITED (05916198)
CANARY RIVERSIDE ESTATE MANAGEMENT LIMITED (03769069)
CANARY WHARF HOTEL LIMITED (16036024)
CHELSEA KR 1 LIMITED (09870434)
CHELSEA KR 2 LIMITED (09872384)
CHELSEA KR 3 LIMITED (09875057)
COMMERCIAL STREET ASSETS LIMITED (08753625)
DEANSGATE FREEHOLD LIMITED (08232443)
DOMINGO STONE 1 LIMITED (08578067)
DOMINGO STONE 2 LIMITED (08578632)
ERENE PROPERTIES 1 LIMITED (12317954)
ERENE PROPERTIES 2 LIMITED (12320526)

ERENE PROPERTIES 3 LIMITED (03069554)
GOLD QUAY ASSETS LIMITED (08848990)
GOSWELL ROAD 1 LIMITED (09860729)
GOSWELL ROAD 2 LIMITED (09864479)
GOSWELL ROAD 3 LIMITED (09868833)
GREEN LOFTS 1 LIMITED (09860542)
GREEN LOFTS 2 LIMITED (09864563)
GREEN LOFTS 3 LIMITED (09868650)
GROUND RENT MANCHESTER LIMITED (13135713)
HECTAGON ASSETS 1 LIMITED (10645249)
HECTAGON ASSETS 2 LIMITED (10650195)
HECTAGON ASSETS 3 LIMITED (10658308)
HECTAGON ASSETS LIMITED (08849023)
HECTAGON INVESTMENTS LIMITED (08849202)
HERTSMERE ROAD 1 LIMITED (11627983)
HERTSMERE ROAD 2 LIMITED (11630265)
HERTSMERE ROAD 3 LIMITED (11632711)
HOLLYWOOD LOFTS 1 LIMITED (09860533)
HOLLYWOOD LOFTS 2 LIMITED (09864259)
HOLLYWOOD LOFTS 3 LIMITED (09868655)
HOTEL 46 LIMITED (09726417)
HOTEL ARTE LIMITED (09680330)
ISLINGTON BENWELL 1 LTD (08578054)
ISLINGTON BENWELL 2 LTD (08578551)
ISLINGTON BENWELL 3 LTD (08579294)
LONGRIDGE ROAD 1 LIMITED (09860544)
LONGRIDGE ROAD 2 LIMITED (09866343)
LONGRIDGE ROAD 3 LIMITED (09868757)
NO. 1 WEST INDIA QUAY (COMMERCIAL) LIMITED (04254128)
NO. 1 WEST INDIA QUAY (RESIDENTIAL) LIMITED (04231601)
OCTAGON ASSETS LIMITED (03873537)
OCTAGON HOTEL LIMITED (06838528)
OCTAGON INVESTMENTS LIMITED (04202689)
OCTAGON OVERSEAS LIMITED (04929701)

OCTAGON PIER LIMITED (06530365)
OCTO 1 LIMITED (11266978)
OCTO 2 LIMITED (11268770)
OCTO 3 LIMITED (11271160)
OLD LOFTS 1 LIMITED (10503972)
OLD LOFTS 2 LIMITED (10506045)
OLD LOFTS 3 LIMITED (10507642)
OLYMPIAKOS HOUSE 1 LIMITED (13545399)
PALACE CHURCH 1 LIMITED (09322866)
PALACE CHURCH 3 LIMITED (09323031)
REVERIE ESTATES 1 LIMITED (08313652)
REVERIE ESTATES 2 LIMITED (08313573)
REVERIE ESTATES 3 LIMITED (08313543)
REVERIE ESTATES AS LIMITED (08753782)
REVERIE ESTATES BEL LIMITED (08753676)
REVERIE ESTATES SR LIMITED (08753756)
REVERIE ESTATES VIC LIMITED (08753761)
RIGEL 1 ESTATES LIMITED (08241852)
RIGEL ESTATES LIMITED (08241237)
RIVERSIDE CREM 1 LIMITED (09322890)
RIVERSIDE CREM 2 LIMITED (09323302)
RIVERSIDE CREM 3 LIMITED (09325048)
RIVERSIDE CREM 4 LIMITED (11218644)
RIVERSIDE CREM 5 LIMITED (11221299)
RIVERSIDE CREM 6 LIMITED (06087447)
SIMPSON ASSETS 1 LIMITED (13537854)
SIMPSON ASSETS 2 LIMITED (13546230)
SIMPSON ASSETS 3 LIMITED (13549351)
SIMPSON HOUSE 1 LTD (08577482)
SIMPSON HOUSE 2 LTD (08578519)
SOMERFORD ASSETS 1 LTD (08577475)
SOMERFORD ASSETS 2 LTD (08578496)
SOMERFORD ASSETS 3 LTD (08579419)
ST JOHNS COURT 1 LIMITED (13537215)

ST JOHNS COURT 2 LIMITED (13546170)
ST JOHNS COURT 3 LIMITED (13549417)
STOKE NEWINGTON ASSETS 1 LIMITED (13560638)
STOKE NEWINGTON ASSETS 2 LIMITED (13570260)
STOKE NEWINGTON ASSETS 3 LIMITED (13572169)
THAMESGATE HOUSE 1 LTD (08578094)
THAMESGATE HOUSE 2 LTD (08578543)
THAMESGATE HOUSE 3 LTD (08578754)
THE HELLENIC EDUCATIONAL AND CULTURAL TRUST OF FINCHLEY (03249542)
TUDOR ROAD 1 LIMITED (09860685)
TUDOR ROAD 2 LIMITED (09864587)
TUDOR ROAD 3 LIMITED (09868780)
VEGA 1 ESTATES LIMITED (08241803)
VEGA ESTATES LIMITED (08241902)
VEVEA INVESTMENTS LIMITED (02984120)
WEST INDIA QUAY (EASTERN) LIMITED (03413441)
WEST INDIA QUAY DEVELOPMENT COMPANY (EASTERN) LIMITED (03290047)
WEST INDIA QUAY MANAGEMENT COMPANY LIMITED (03534686)
WESTFERRY ROAD 1 LIMITED (11627698)
WESTFERRY ROAD 2 LIMITED (11630307)
WESTFERRY ROAD 3 LIMITED (11632636)
WIQ HOTEL CORPORATION LIMITED (03433156)
WOOD LOFTS 1 LIMITED (09860575)
WOOD LOFTS 2 LIMITED (09864759)
WOOD LOFTS 3 LIMITED (09868649)
YFSCR LIMITED (05519934)
YIANIS AIR LIMITED (05292371)
YIANIS CAPITAL LIMITED (06094923)
YIANIS DOCKLANDS HOTELS 1 LIMITED (11934844)
YIANIS DOCKLANDS HOTELS 2 LIMITED (11937991)
YIANIS GROUP LIMITED (09521674)
YIANIS HOLDINGS LIMITED (04977321)
YIANIS HOTELS 1 LIMITED (11695194)
YIANIS HOTELS 2 LIMITED (11698291)

YIANIS HOTELS 3 LIMITED (05519834)
YIANIS LIMITED (04421831)
YIANIS MET LIMITED (06645234)
YIANIS SHIPPING LIMITED (05161859)
YIANIS YACHT CHARTER LLP (OC310265)

Christopher Christou Appointments

45-46 BP ASSETS LIMITED (15474780)
ACRUX 1 LIMITED (15170179)
ACRUX 2 LIMITED (15176064)
ACRUX 3 LIMITED (15183579)
ACRUX 4 LIMITED (15185860)
ACRUX 5 LIMITED (15187833)
AOC ASSETS 1 LIMITED (15169058)
AOC ASSETS 2 LIMITED (15176720)
AOC ASSETS 3 LIMITED (15182782)
BARBICAN PLACE LIMITED (07458016)
BEAUCHAMP PLACE ASSETS 1 LIMITED (15483498)
BEAUCHAMP PLACE ASSETS LIMITED (08579417)
BLUE DEANS GATE LIMITED (09623275)
BLUE LIVERPOOL 1 LIMITED (10645722)
BLUE LIVERPOOL 2 LIMITED (10649893)
BLUE LIVERPOOL 3 LIMITED (10658346)
BLUE LIVERPOOL LIMITED (07407365)
BLUE MANCHESTER HOTEL LIMITED (16035975)
BLUE MANCHESTER LIMITED (07408603)
BM LIVERPOOL LIMITED (07385698)
BM MANCHESTER 1 LIMITED (11990826)
BM MANCHESTER 2 LIMITED (11993711)
BM MANCHESTER LIMITED (07385695)
CALVERT AVENUE 1 LIMITED (09860742)
CALVERT AVENUE 2 LIMITED (09864745)
CALVERT AVENUE 3 LIMITED (09868764)
CANARY RIVERSIDE ESTATE LIMITED (05916198)

CANARY RIVERSIDE ESTATE MANAGEMENT LIMITED (03769069)
CANARY WHARF HOTEL LIMITED (16036024)
CEC ASSETS 1 LIMITED (15168963)
CEC ASSETS 2 LIMITED (15176596)
CEC ASSETS 3 LIMITED (15182612)
CHELSEA KR 1 LIMITED (09870434)
CHELSEA KR 2 LIMITED (09872384)
CHELSEA KR 3 LIMITED (09875057)
COMMERCIAL STREET ASSETS LIMITED (08753625)
DEANSGATE FREEHOLD LIMITED (08232443)
DOMINGO STONE 1 LIMITED (08578067)
DOMINGO STONE 2 LIMITED (08578632)
EMPIRE SQUARE MANAGEMENT LIMITED (03759223)
ERENE PROPERTIES 1 LIMITED (12317954)
ERENE PROPERTIES 2 LIMITED (12320526)
GOLD QUAY ASSETS LIMITED (08848990)
GOSWELL ROAD 1 LIMITED (09860729)
GOSWELL ROAD 2 LIMITED (09864479)
GOSWELL ROAD 3 LIMITED (09868833)
GREEN LOFTS 1 LIMITED (09860542)
GREEN LOFTS 2 LIMITED (09864563)
GREEN LOFTS 3 LIMITED (09868650)
GROUND RENT MANCHESTER LIMITED (13135713)
HECTAGON ASSETS 1 LIMITED (10645249)
HECTAGON ASSETS 2 LIMITED (10650195)
HECTAGON ASSETS 3 LIMITED (10658308)
HECTAGON ASSETS LIMITED (08849023)
HECTAGON INVESTMENTS LIMITED (08849202)
HERTSMERE ROAD 1 LIMITED (11627983)
HERTSMERE ROAD 2 LIMITED (11630265)
HERTSMERE ROAD 3 LIMITED (11632711)
HOLLYWOOD LOFTS 1 LIMITED (09860533)
HOLLYWOOD LOFTS 2 LIMITED (09864259)
HOLLYWOOD LOFTS 3 LIMITED (09868655)

ISLINGTON BENWELL 1 LTD (08578054)
ISLINGTON BENWELL 2 LTD (08578551)
ISLINGTON BENWELL 3 LTD (08579294)
LONGRIDGE ROAD 1 LIMITED (09860544)
LONGRIDGE ROAD 2 LIMITED (09866343)
LONGRIDGE ROAD 3 LIMITED (09868757)
MILLENIUM ASSETS LIMITED (03322219)
NO. 1 WEST INDIA QUAY (COMMERCIAL) LIMITED (04254128)
NO. 1 WEST INDIA QUAY (RESIDENTIAL) LIMITED (04231601)
OCTAGON ASSETS LIMITED (03873537)
OCTAGON INVESTMENTS LIMITED (04202689)
OCTAGON PIER LIMITED (06530365)
OCTO 1 LIMITED (11266978)
OCTO 2 LIMITED (11268770)
OCTO 3 LIMITED (11271160)
OLD LOFTS 1 LIMITED (10503972)
OLD LOFTS 2 LIMITED (10506045)
OLD LOFTS 3 LIMITED (10507642)
OLYMPIAKOS HOUSE 1 LIMITED (13545399)
PALACE CHURCH 1 LIMITED (09322866)
PALACE CHURCH 2 LIMITED (09323124)
PALACE CHURCH 3 LIMITED (09323031)
REVERIE ESTATES 1 LIMITED (08313652)
REVERIE ESTATES 2 LIMITED (08313573)
REVERIE ESTATES 3 LIMITED (08313543)
REVERIE ESTATES AS LIMITED (08753782)
REVERIE ESTATES BEL LIMITED (08753676)
REVERIE ESTATES SR LIMITED (08753756)
REVERIE ESTATES VIC LIMITED (08753761)
RIGEL 1 ESTATES LIMITED (08241852)
RIGEL ESTATES LIMITED (08241237)
RIVERSIDE CREM 1 LIMITED (09322890)
RIVERSIDE CREM 2 LIMITED (09323302)
RIVERSIDE CREM 3 LIMITED (09325048)

SIMPSON ASSETS 1 LIMITED (13537854)
SIMPSON ASSETS 2 LIMITED (13546230)
SIMPSON ASSETS 3 LIMITED (13549351)
SIMPSON HOUSE 1 LTD (08577482)
SIMPSON HOUSE 2 LTD (08578519)
SIMPSON HOUSE 3 LTD (08579416)
SOMERFORD ASSETS 1 LTD (08577475)
SOMERFORD ASSETS 2 LTD (08578496)
ST JOHNS COURT 1 LIMITED (13537215)
ST JOHNS COURT 2 LIMITED (13546170)
ST JOHNS COURT 3 LIMITED (13549417)
STOKE NEWINGTON ASSETS 1 LIMITED (13560638)
STOKE NEWINGTON ASSETS 2 LIMITED (13570260)
STOKE NEWINGTON ASSETS 3 LIMITED (13572169)
THAMESGATE HOUSE 1 LTD (08578094)
THAMESGATE HOUSE 2 LTD (08578543)
THAMESGATE HOUSE 3 LTD (08578754)
THE FACTORY-PROPERTY MANAGEMENT LIMITED (03438177)
THE FACTORY-PROPERTY MANAGEMENT LIMITED (03438177)
THE YIANIS CHRISTODOULOU FOUNDATION (10113853)
TIKI (EMPIRE SQUARE) LIMITED (03460233)
TSC ASSETS 1 LIMITED (15680220)
TSC ASSETS 2 LIMITED (15693064)
TSC ASSETS 3 LIMITED (15694887)
TTC ASSETS 1 LIMITED (15169038)
TTC ASSETS 2 LIMITED (15176621)
TTC ASSETS 3 LIMITED (15182620)
TUDOR ROAD 1 LIMITED (09860685)
TUDOR ROAD 2 LIMITED (09864587)
TUDOR ROAD 3 LIMITED (09868780)
VEGA 1 ESTATES LIMITED (08241803)
VEGA ESTATES LIMITED (08241902)
VEVEA INVESTMENTS LIMITED (02984120)
WEST INDIA QUAY (EASTERN) LIMITED (03413441)

WEST INDIA QUAY DEVELOPMENT COMPANY (EASTERN) LIMITED (03290047)
WESTFERRY ROAD 1 LIMITED (11627698)
WESTFERRY ROAD 2 LIMITED (11630307)
WESTFERRY ROAD 3 LIMITED (11632636)
WIK HOTEL CORPORATION LIMITED (03433156)
WOOD LOFTS 1 LIMITED (09860575)
WOOD LOFTS 2 LIMITED (09864759)
WOOD LOFTS 3 LIMITED (09868649)
YFSCR LIMITED (05519934)
YIANIS DOCKLANDS HOTELS 1 LIMITED (11934844)
YIANIS DOCKLANDS HOTELS 2 LIMITED (11937991)
YIANIS DOCKLANDS HOTELS LIMITED (05809378)
YIANIS GROUP LIMITED (09521674)
YIANIS HOMES LAM LIMITED (06260850)
YIANIS HOTELS 1 LIMITED (11695194)
YIANIS HOTELS 2 LIMITED (11698291)
YIANIS HOTELS 3 LIMITED (05519834)
YIANIS INVESTMENTS LIMITED (06059439)
YIANIS MET LIMITED (06645234)
YSC ASSETS 1 LIMITED (15169085)
YSC ASSETS 2 LIMITED (15176396)
YSC ASSETS 3 LIMITED (15182660)