

QUEEN'S CLUB GARDENS LIMITED
MINUTES OF A MEETING OF DIRECTORS
Held in
The Meeting Room
Unwin Mansions, Queen's Club Gardens, London W14 9TH
On
21st August 2026 at 7.00 pm

Participants: J J Chidson (Chairman)
M F A Derome
P E Fowler
G R Williams

In Attendance: No-one.

1 Apologies for Absence

N E Brewer, J W Inderbitzen-Stone, C J Matthews and P R J S Mumford.

2 Directors' Interests

None.

3 Financial Report

The Chairman presented the Directors' Report and Financial Statements for the year ended 31st December 2025 which had already been circulated to the Directors. The 2025 Service Charge Accounts elements of which are incorporated into the Financial Statements had also been circulated. They were both discussed and approved by the Board and the Financial Statements were signed by the Chairman and Mr Williams. Those directors who were unable to attend the meeting had also given their approval. The Letter of Representation to the Auditors was also approved and signed by the Chairman on behalf of the Board.(copy attached).

4 Any other business

None.

QUEEN'S CLUB GARDENS LIMITED

Lees-Buckley & Co
16 Northfields Prospect Business Centre
Northfields
Putney Bridge Road
London SW18 1PE

21st August 2026

Dear Sirs

This representation letter is provided in connection with your preparation and audit of the financial statements of Queen's Club Gardens Limited for the year ended 31st December 2025 in accordance with the Companies Act 2006, UK GAAP and International Financial Reporting Standards as adopted by the European Union:

1. We acknowledge as directors our responsibilities under the Companies Act 2006 for preparing financial statements, in accordance with UK GAAP and International Financial Reporting Standards as adopted by the European Union, that give a true and fair view and for making accurate representations to you as auditors.
2. We confirm that all accounting records have been made available to you for the purposes of your audit, in accordance with your terms of engagement, and that all transactions undertaken by the company have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all management and shareholders' meetings, have been made available to you. We have given you unrestricted access to persons within the company in order to obtain audit evidence and have provided any additional information that you have requested for the purposes for your audit.
3. We confirm that significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
4. We confirm that all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements have been disclosed to the auditor and accounted for and disclosed in accordance with UK GAAP and International Financial Reporting Standards as adopted by the European Union.
5. We confirm that there have been no events since the balance sheet date which require disclosing or which would materially affect the amounts in the financial statements, other than those already disclosed or included in the financial statements.
6. We confirm that we are not aware of any related party transactions.
7. We confirm that the company has had, at no time during the year, any arrangements, transaction or agreement to provide credit facilities (including loans, quasi-loans or credit transactions) for directors, nor to guarantee nor provide security for such matters, except as already disclosed in the accounts.

8. We confirm that the company has not contracted for any capital expenditure other than as disclosed in the financial statements.
9. We acknowledge our responsibility for the design and implementation of controls to prevent and detect fraud. We confirm that we have disclosed to you the results of our assessment of the risk of fraud in the business.
10. We confirm that there have been no actual or suspected instances of fraud involving management or employees who have a significant role in internal control of that could have a material effect on the financial statements. We also confirm that we are not aware of any allegations of fraud by former employees, regulations or others.
11. We confirm that, in our opinion, the company is a going concern.
12. We confirm that there are no companies associated with this company for tax purposes.
13. We understand that companies are associated for tax purposes if they are under the control of the same person or persons. We also understand that for this purpose a person might be treated as one and the same person as: a close relative; a trustee of a settlement of which the person or a relative was the settlor; and any company in which any of these is also a shareholder.
14. We acknowledge our legal responsibilities regarding disclosure of information to you as auditors and confirm that:
 - So far as each director is aware, there is no relevant audit information of which you as auditors are unaware; and
 - Each director has taken all the steps that they ought to have taken as director to make themselves aware of any relevant audit information and to establish that you are aware of that information.

Yours faithfully
for Queen's Club Gardens Limited



J J Chidson
Chairman

5 Zenobia Mansions, Queen's Club Gardens, London W14 9TD

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